

**Testimony of Buildings Commissioner Robert LiMandri  
New York City Council, Joint Oversight Hearing  
Committee on Housing and Buildings and  
Committee on Fire and Criminal Justice Services  
Regarding Illegal Conversions and  
Introductions 240 and 368  
June 7, 2011**

Good afternoon Chairs Dilan and Crowley, and members of the Committees. I am Robert LiMandri, Commissioner of the Department of Buildings, and have with me; Chief of Fire Prevention Thomas Jensen of the FDNY, Deputy Commissioner of Enforcement and Neighborhood Preservation Vito Mustaciuolo of HPD, and other members of the administration representing the various agencies that work on the topic at hand. Thank you for allowing me the opportunity to testify on a serious challenge facing New York City: illegal conversions.

Whether it is to provide a new living space to accommodate a family member who may require assistance or it is a homeowner who fears he or she may lose their property without additional income to cover a mortgage, personal circumstances may require people to make difficult decisions. And these decisions can have a direct impact on the affordable housing market and result in the creation of substandard and unsafe living conditions in the form of illegal conversions. Illegally converted dwellings typically consist of a homeowner who converts a garage, basement, or attic to an apartment without getting the proper permits. It can be an owner or a tenant who sublets a room (or rooms) in an apartment or house to another family. Sometimes it is a basement apartment in a one-family home for a member of the family. The most worrisome situation is apartments and rooms that are illegally subdivided into smaller

rooms or cubicles. Any of these scenarios represent serious violations of the New York City Building Code and any one of them can result in a dangerous situation, with tragic consequences.

Illegal construction often creates substandard and potentially dangerous housing without regard to basic safety measures such as smoke detectors, proper egress, or sprinklers. In addition, illegally converted dwellings put a strain on electrical wiring, and are often accompanied by illegal extension cords and space heaters. Creating an illegal apartment can include construction work or almost no work. Just by adding bunk beds, or locked doors a property owner can significantly change the use of the building and make it unsafe.

In FY'11 the Department of Buildings, received approximately 86,000 total complaints, and of those 18,008 complaints were related to illegal conversions alleged at 13,000 unique properties in the City. Illegal conversion complaints are down, about 27% from the combined average of the last three fiscal years. In FYTD'11, the Department issued more than 3,800 violations for illegal conversions and 783 vacate orders. All of our construction inspectors can issue violations or request a vacate order for illegal conversion. As you know, these violations are adjudicated at ECB. Over the last four fiscal years, ECB violations issued for illegal conversions are upheld at a lower rate, 75%, than other violations that are upheld, 82% of the time.

When the Department receives a complaint relating to an illegal conversion, it is our policy to have inspectors make multiple inspection attempts at the location. If access is not granted or denied, the inspector leaves a "LS-4" form, advising the property owner to call the

Department of Buildings for an appointment to schedule an inspection. The Department also mails this form to the registered property owner. This increases our chances of gaining access to properties, but more importantly, it puts an owner on notice that an inspector can and will return.

One issue we have to keep in mind when trying to gain access to someone's private property is the protection provided by the Fourth Amendment to the Constitution and how this impacts our inspection protocols. The Fourth Amendment provides: The right of the people to be secure in their persons, houses, papers, and effects, against unreasonable searches and seizures, shall not be violated, and no Warrants shall issue, but upon probable cause, supported by Oath or affirmation, and particularly describing the place to be searched, and the persons or things to be seized. This protection prohibits unreasonable searches and seizures and safeguards the privacy and security of individuals against arbitrary invasions by governmental officials.

When inspectors are unable to enter a property, Section 398 of the New York City Charter provides that an agency can request the Corporation Counsel to make an application for a court order directing the entry and inspection of a premises in order to abate any nuisance therein. The legal threshold that must be met to justify such an access warrant must constitute a significant standard. In the City's case, before DOB asks the Law Department to seek an access warrant from the courts, DOB makes at least two efforts to gain access to the property in question, one of which occurs either after business hours or on the weekend.

Let me explain how the process works in our day to day operations. If the inspector cannot gain access to the property, yet suspects that there is sufficient evidence of an illegal conversion from the exterior inspection, the inspector will gather evidence of those conditions. Then he will report these findings to his supervisor and the Department may seek a court-ordered access warrant. This process is highly resource intensive. Once the Inspector and Supervisor review the evidence, they will sit with a Borough Enforcement Attorney to review the facts. The attorney will apply the Court's standards to the evidence and prepare an affidavit, complete with evidence in the form of sworn affidavits from inspectors or concerned citizens, to be reviewed by their supervisors and then sent to Law. The Law Department will review, perhaps send back to the Department for more evidence, and then go to Court in hopes of obtaining the warrant. Obtaining access warrants has become a priority in DOB enforcement over the last few years, in FY'11 we have obtained 100 access warrants (with 10 others pending), in FY'10 we obtained 68. These 168 access warrants have more than doubled the total amount obtained in the prior seven fiscal years combined (79).

The standards I have outlined present both an operational and constitutional challenge to proposed Intro 368, sponsored by Councilmember Koepfel. This bill would mandate an attempt to obtain an access warrant based upon inspections where the inspector did not gain, or was denied, access. It is important to note that of the residential illegal conversion complaints where the Department gains access, 55% of the time no violation is written. In those cases where the inspector does not gain access he/she may not find any evidence of an illegal conversion, or enough evidence to meet the constitutional standard that the Court would expect. Further complicating the matter is that 311 allows any member of the public to enter "hearsay"



complaints, perhaps based in little or no fact. Seeking access warrants in potentially thousands of instances where insufficient evidence of wrongdoing exists is not an efficient use of City and Court resources.

In order to determine whether there is probable cause to issue a warrant our inspectors will document evidence of the suspected illegal conversion. This prima facia evidence would allow us to seek an access warrant, because it shows probable cause to conduct an inspection, not probable cause to believe that either a crime or regulatory violation has occurred, as suggested in Intro 240, sponsored by Councilmember Vallone. This circumstantial evidence is just a presumption of an illegal conversion, when the actual illegal condition has not been witnessed. In fact, the worry is that this bill would drive this evidence further underground and hamper other investigations or enforcement.

In FY'11, DOB inspectors gained access to the premises on illegal conversion complaints approximately 42% of the time. In FY'09 we began to track the statistic of 'access denied' by an occupant of the premises. So far in FY'11, DOB was denied access 26.7% of the time. It is important to remember that DOB inspectors, HPD inspectors and firefighters do not have the authority to force entry into any premises where they are denied access. A more effective way of uncovering dangerous illegally converted units is leveraging inspections done by our sister agencies, and coordinating referrals of complaints based on those inspections. As you all know, housing complaints received through 311 are routed to HPDs Office of Enforcement and Neighborhood Preservation. Since complaints for illegal conversions are routed directly to the Department of Buildings, HPD inspectors will be dispatched for standard housing complaints

such as lack of heat and hot water, or mold and vermin infestation. When an inspector is dispatched to a residence, s/he is legally required to issue violations for any breaches of the Housing Maintenance Code that are in the line of site of the inspector. Accordingly, should an HPD inspector view violations associated with illegal occupancy like existence of an unlawful cooking space, or unlawful overcrowding, s/he will issue violations and potentially a vacate order when the inspector observes inadequate egress. HPD also has the ability (through an interagency MOU) to issue DOB/ECB violations for occupancy contrary to the certificate of occupancy should there be evidence. Similarly, should an HPD inspector witness structural damages s/he will make a direct referral to the DOB through 311. Once the unit/building is vacated, HPD if necessary will seal the apartment or building to prevent reoccupancy. In FY '10 HPD issued 183 vacate orders for illegal occupancy. HPD also issued 242 related violations. In the FY '11 we received 485 official referrals from HPD, of those referrals, 144 resulted in violations written by the Department and 12 vacates.

Our partnership with FDNY has also been strengthened in recent years, and our agencies work closer together than ever before. In March 2007 we initiated a pilot program, named "A8 Referral Program". This new protocol enables FDNY to transfer field observations directly to DOB. Battalion commanders or Fire Prevention Officers can call direct to Buildings, or, enter a complaint directly into our BIS system. In 2008 we provided formal training sessions and training materials to the FDNY, including full standard operating procedures, and these programs were soon institutionalized. The 'A8' program enables FDNY to transfer field observations directly to DOB. Currently, FDNY and DOB have increased the program to include three types of referrals, High Priority, A-8, and joint inspections. The total number of referrals from FDNY

in FYTD'11 is 3454. Over these last three fiscal years, these referrals have resulted in 4,237 violations and 796 full or partial vacate orders. While vacates are issued in order to protect the tenants of these illegal apartments from the hidden dangers they may face, it still takes a human toll on those families who are forced to leave their homes. Our inspectors call in the American Red Cross, who will offer relocation services to these tenants, to make sure the tenants have a place to go.

FDNY inspectors enforce the Fire Code and certain provisions of the Building Code. If a violation is found by FDNY, they can take the following enforcement actions: (1) issue a Violation Order, a Commissioner's Order identifying a violation and ordering that it be remedied within a specified timeframe; (2) issue a Notice of Violation, an order similarly identifying a violation and ordering it remedied, but additionally requiring an appearance in a hearing before the ECB if the violation is not corrected within the specified timeframe and proof of correction of the violation is not timely submitted to and accepted by the Department; (3) issue a Criminal Court summons, identifying a violation and requiring an appearance in a proceeding before the NYC Criminal Court; (4) issue a vacate order requiring that the premises or a portion thereof be vacated; (5) issue a vacate and seal order vacating the premises, and simultaneously physically seal the premises. Depending on the circumstances, a member or inspector can take a combination of these actions. The BISP Manual provides direction to members and inspectors in this regard.

We are always looking for more aggressive and creative solutions, as well as, more partnerships to help tackle the issue of illegal conversions. All of these programs, we hope, will

have an exponential affect on building. Targeted enforcement raises awareness about the consequences that these illegal dwellings can present for tenants, neighbors and first responders. In spring 2010 we launched a new enforcement approach to combating illegal conversions. Our investigators researched rental apartments on Craigslist and posed as tenants in order to gain access. From May to September we accessed 62 buildings throughout the City. Illegal conditions were found in 54 of the apartments for rent. Vacate orders were issued to 33 properties where conditions posed an immediate threat to public safety. As a result, the Department issued 104 violations to property owners who created illegal conditions, including fire safety hazards such as inadequate means of egress and illegal gas, electrical and plumbing work. We have continued to conduct the same undercover program and since March our investigators inspected 40 new apartments advertised for rent on Craigslist. In those inspections, 32 sites had violating conditions, resulting in 64 violations written and 22 vacates. This undercover investigation has exposed how landlords and realtors are becoming more savvy on how they advertise apartments and advise would be tenants how to list their address, how to get mail delivery, how to explain unique living arrangements like attics and dormers, and which questions to avoid from neighbors and inspectors, all to avoid illegal conversions being identified.

In response to the most recent fires, the City once again sought new ways to evaluate, diagnose and combat the problem of illegal conversions. Working with the offices of the Criminal Justice Coordinator (which includes the Financial Crimes Task Force and the Mayor's Office of Special Enforcement), Mayor's Office of Special Enforcement, FDNY, HPD and DOB submitted and gathered new data points, including factors like lis pendens, tax liens, and not just limiting ourselves to illegal conversion complaints or violations, to create a new risk-metrics to

help proactively identify buildings at risk. For example, the site of the fire in the Bronx on April 25th had been in foreclosure proceedings just months before the fire occurred there. Joint inspections by FDNY, DOB and HPD were conducted and overall, the results were very encouraging. There was a high rate of access gained, and we are pleased to report that many of the sites with active vacate orders were in compliance. We are studying these results to determine useful ways to move forward with this multi-agency data-driven approach.

Through 311 we receiving referrals from many other government agencies, including, NYPD (152), Community Boards (264) and OEM (110). We offer community boards the opportunity to submit locations to the Department which we will inspect each month. We have an active Community Affairs Unit taking complaints from you and your colleagues and since November 2009 we have used a new community outreach and educational campaign, which uses DOB volunteers, and sometimes elected officials, to distribute more than 150,000 informational flyers explaining the dangers of living in illegal dwellings. These are printed in 11 languages and are all downloadable from our website. Our website also contains a page with the 'Top 10 Tips' for renters to learn to avoid illegally converted apartments.

We have taken lessons from past experiences as well. The 2008 New York City Construction Code mandates sprinklers in more buildings than ever before in our City's history, including all new housing with three or more families, all attached 2 family homes, and all one- and two-family homes over three stories. The Code also requires interconnected, hard-wired smoke alarms in both new and renovated residential units. Installing more sprinklers, in more areas, will make buildings safer, and hard-wired smoke detectors are a significant improvement

over the more common battery-operated detector that most of us are accustomed to.

In addition to the ongoing initiatives, a long term approach is necessary to address the issue of illegal conversions, and it will require a variety of solutions, based on the three topics discussed today, enforcement, education and changes to the various Codes and Zoning. Even with increased vigilance, there is no practical way to completely end the practice of illegal conversions in the City.

As a City we must continue to work together with all of our agencies, with you in the Council, and the community, to combat the inherent risks associated with illegal conversions and we will continue to study new and unique ways to target offenders and protect tenants.

Thank you. The panel will be happy to answer any questions you may have.

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## UFOA Testimony on Illegal Residential Conversions

### Committee on Fire and Criminal Justice

June 7, 2011

Good afternoon, my name is Lt. Edward Boles, Treasurer and Legislative Chair of the Uniformed Fire Officers Association (UFOA), testifying on behalf of our union President Alexander Hagan and the 2,500 officers of the FDNY.

I appreciate the opportunity to speak on this very serious issue and I send my compliments to the Mayor, Speaker Quinn, Committee Chair Crowley, and all the agencies for addressing a problem that has been festering for years.

Throughout my years in the Department, I can recall both civilian and firefighter fatalities that was the result of an illegal residential conversion. "Black Sunday" in the Bronx, which occurred on January 23, 2005, when I was still fighting fires as a Lieutenant in the South Bronx, is still etched deep within my soul. That horrific fire, which resulted in six firefighters jumping from the fourth floor, killing two of our members, Lt. Curt Meyren and FF. John Bellew (promoted posthumously to Lt.), were the result of an apartment that was illegally converted to a rooming house. I can also recall a fire in Woodside in 2009, where two young immigrant men were trapped in an illegally converted basement in a two family home. AS our units arrived on the scene, a Lieutenant who responded said he could hear the screams of one of the men trapped. Despite the efforts of our members both men died in that fire.



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Tragedies like these could be decreased but it will take a Herculean effort in order to address illegal residential conversions. They are widespread throughout this City and often go unnoticed. During difficult economic times and as the need for affordable housing increases, these illegal conversions grow. So the UFOA applauds the efforts to address this issue but we have many concerns.

***1. Expand the power of the FDNY to issue Building Code Violations for Illegal Conversions:***

- How is this going to be accomplished? What is the make-up of the proposed task force? We propose the following Task Force:
  - 1 Deputy Chief for Overall Supervision
  - 5 Battalion Chiefs- One for each Borough
  - 9 Captains- One for each Division
  - 45 Lieutenants- 5 for each Division
- What training is going to be provided? It needs to be comprehensive like we suggested in our Training Bill last year (80 Hours of Training)
- What resources are going to be provided?
- Where is the financial support for this initiative? Keeping ALL fire companies is the priority of the UFOA and money used for this program should not be in lieu of money used to keep fire companies open.
- There may be productivity issues and expansion of responsibilities to our officers that need to be addressed.

***2. Access Issues: We are fully aware that access to these occupancies are difficult and limited:***

- How is access improvement going to be accomplished?
- What protections can be assured for our members from a safety, liability and legal perspective? Our officers are trained Peace Officers that do not possess the warrant powers of a Police Officer or a gun.
- How can we be assured that the credibility and excellent relationship of our officers with the public can be maintained? Our primary role is to assist those in trouble not enforcement.

There are countless issues and ideas that we would like to discuss with the Administration and the Speaker and the Council but I don't think this is the most productive forum to accomplish that task. We welcome the opportunity to meet



with all the parties to insure the success of this initiative and we are open to the dialogue. We feel our members can play an integral part in this program and we look forward to future discussions.

I appreciate the opportunity to speak today and I am available for any questions.

For the Record

**Testimony of the Legal Aid Society  
before the Committee on Housing and Buildings  
and the Committee on Fire and Criminal Justice Services  
Concerning the City's Response to Illegal Use and Illegal Conversion**

**June 7, 2011**

**Interest and Expertise of the Legal Aid Society**

The Legal Aid Society is the oldest and largest provider of legal assistance to the low-income families and individuals in the United States. The Society's Civil Practice operates 14 neighborhood offices and 23 city-wide units serving residents of all five boroughs of New York City and providing comprehensive legal assistance in housing, public assistance, and other civil areas of primary concern to low-income families and individuals.

The Legal Aid Society welcomes this opportunity to testify regarding the City's response to illegal use and illegal conversion cases. We find that the housing shortage has created an incentive for landlords to illegally convert buildings in order to rent the buildings to more than the legally authorized number of families. We agree with the Council that it is important to discourage illegal conversions. We see a need to balance the need for safety of the tenants of the illegally converted units with the need to preserve affordable housing especially for persons of low and very low income. We would place the burden on those owners and/or other persons legally responsible for such dwellings to remedy the illegal occupancy in a manner that maximizes the number of legally authorized residential units and minimizes the dislocation of the families affected.

However, we have seen many clients who are placed by Parole or Corrections programs or drug rehabilitation centers into illegal and unsafe "3/4" houses. Fortunately,

since the Council negotiated a rule with the Department of Homeless Services we have seen fewer referrals by DHS shelters to 3/4 houses. These "3/4" houses are often 2 or 3 family houses illegally divided into bunk bed situations with dozens of men placed in them. The tenants are threatened with immediate expulsion from the house if they let anyone from the City into the residence and the operators will never let a City representative enter. So we often see that the Department of Buildings is unable to access buildings to verify complaints of illegal boarding houses. These houses are true fire traps and we fear for the safety of our clients who are placed into them. Thus, the inability of the Department of Buildings to gain access and thus to place violations is a real problem.

**CONCLUSION:**

Some of our clients need enforcement because they are subject to unscrupulous landlords like the 3/4 house landlords while other clients are concerned that access requirements will be used as a pretext to oust them from housing that may be safe but for which their landlords have not filed the appropriate plans. Amendments to the local law must address both of these needs. We welcome the opportunity to work with the Council to address these needs.

Respectfully Submitted:

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# GODDARD RIVERSIDE COMMUNITY CENTER

GODDARD NEIGHBORHOOD CENTER 1901-1959  
RIVERSIDE COMMUNITY HOUSE 1889-1959

To: New York City Council  
Committee on Housing and Buildings; Committee on Fire & Criminal Justice

re: City's Response to Illegal Use and Illegal Conversion of Residential Buildings.  
Hearings on Intro No. 240 and Intro No. 368,

Date: June 7, 2011

Testimony with submissions from Larry Wood  
Goddard Riverside Community Center

Please see attached documents:

1. *Desperately Needed Now: An SRO Housing Revolution* by Walter Thabit, produced and distributed originally in December 1991: excerpts include the table of contents, acknowledgments and the executive summary. Copies of complete report are available upon request. This report set the groundwork for subsequent studies and reports on SRO Housing and called for a whole new look at the vital role of SROs and the desperate need for NEW SRO housing construction.

2. New York City Council MEMORANDUM of September 5, 1995 on "*Single Room Occupancy Code Revisions*" produced by City Council Infrastructure Division staff in conjunction with an informal panel of seven SRO experts. This MEMORANDUM reviewed the history of SRO housing in the context of the acute shortage of affordable housing for low income one and two person households (which has only gotten more extreme since 1995). The MEMO outlines a variety of goals, chief among them to "establish a public policy balance between habitability (protecting the occupants and the community at large from unsafe and overly dense conditions) and affordability (allowing the creation of new cost-effective housing units)". The MEMO further lays out a number of needed amendments to the codes in building, construction, housing maintenance and zoning regulations that would then allow for the increased development of permanent SRO housing.



**DESPERATELY  
NEEDED NOW.  
AN  
SRO HOUSING  
REVOLUTION**

Walter Thabit

December 1991

**DESPERATELY  
NEEDED NOW:  
AN  
SRO HOUSING  
REVOLUTION**

Walter Thabit  
305 E 11 St., New York, NY 10003  
December 1991

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Copies at \$5 each (postpaid) are available from:

ANHD (Association for Neighborhood  
& Housing Development)  
236 W 27 St., 2nd Fl.  
New York, NY 10001

ANHD is distributing this report to encourage debate on SROs for the homeless and other low-income groups. The Association anticipates distributing other relevant reports on an occasional basis.

Bulk rate: 3-9 copies - \$4.50 each; 10+ copies - \$4 each

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## ACKNOWLEDGEMENTS

Championing the encouragement of SROs (Single Room Occupancy) as this report does is not a popular endeavor. In all likelihood, no one involved in this undertaking will be thanked, lauded or, perhaps, even forgiven. Those whose help I acknowledge may even be tainted with the author's brush. Right here, therefore, let me unequivocally state that the interpretations, conclusions and recommendations contained in this report are mine and mine alone, not necessarily those of any other person or group. Some of those who provided information or assistance hold directly opposite views, and are listed for the help they gave, not their approval.

Jill Hamberg, a long time friend and colleague, introduced me to the bureaucratic jungle of housing and planning laws, codes, and regulations that stifle our housing production efforts. Her appendix to the Blackburn report on Single Room Occupancy in New York City (1986) became an almost constant companion during the preparation of this report. Ms. Hamberg also reviewed several drafts, making a host of useful comments and suggestions.

A partner in this endeavor from the beginning, Michael Abeloff, development and housing consultant, has been a close friend and colleague for almost 30 years. His assistance with the number crunching, developing construction, operating and project costs and our discussions on financing mechanisms were invaluable. Mike also reviewed and commented on several drafts.

Architects Cindy Harden of the firm of Harden, Van Arnam and Conrad Levenson, formerly of Levenson Meltzer Associates, now Vice President of the Phoenix House Foundation, provided me with candid assessments and vivid descriptions of code and processing problems. They also reviewed a semi-final draft of the report, furthering my understanding of the process. After several meetings with each, I began to more fully appreciate the murkiness and quiriness of SRO-related codes, and the inevitable sparring between building designers and the regulators of the process. Despite my increased understanding, the complexities of the process are still awe-inspiring.

I had two useful discussions with Wai Chin of W.P. Chin Associates who is also active in the SRO field. Additional information on the processing problems facing architects was supplied by Bernard Rothzeit of Rothzeit Kaiserman Thomson & Bee, Architects. More enlightenment about the workings of the Department of Buildings as well as the prospects for factory-built housing came out of my discussion with Bob White, New York City Manager for Deluxe Homes of Pennsylvania.

Kristin Morse, Coalition for the Homeless, provided valuable materials and reports, and most helpfully reviewed a semi-final draft. Bonnie Brower, formerly Executive Director,

Association for Neighborhood & Housing Development, Inc. (ANHD), also helpfully reviewed a near-final draft. Saralee Evans and Hank Perlin of the West Side SRO Law Project provided valuable information on legal issues and landlord antics.

George McDonald, President of The Doe Fund, Inc. gave me real hope for sharply reducing construction and project costs in SRO and similar development by sharing the Fund's plans for a new factory-built SRO development in Brooklyn.

I was treated most generously by the sponsors and directors of the non-profit SROs I visited. Each of them gave an hour or three of his or her time. They took me on a tour of their facilities, and answered all my questions. Among these fine people were Ellen Baxter, Director of CHIH (Committee for the Heights Inwood Homeless), who also reviewed a semi-final draft, Mary J. Bleiberg, then Executive Director of the West Side Cluster of Centers and Settlements, Inc., Rev. John J. McVean, O.F.M., Vice President of St. Francis Friends of the Poor, and Sister Alice Biegen, President, Columba Kavanagh House, Inc.

Elizabeth Glass, Deputy Director of the SRO Development Unit of HPD, was most helpful with information on the SRO Loan Program as well as introducing me to the world of non-profit SROs; Susan Kensky of HPD assembled overall SRO production figures; Steve Norman, Asst. Comm., Div. of Homeless Housing Development discussed the prospects for SRO development. Also helpful at HPD were Moon Wha Lee, Irene Popkin and one or two others who prefer to remain anonymous.

The most difficult area to understand and portray was the multi-faceted world of the poorer elderly. Of great assistance in this effort was Barbara Hanreider of the New York City Department of the Aging (DFTA). Librarian Winifred Lieber, Paul Silverstrom, Tracy Ward and others at DFTA were also helpful. Tom Su, of the Office of Policy and Program Development, NYC Human Resources Administration, assisted with data and information as did Chandra Hauptman, Anthony Cirigliano and others. Abe Anolik of the New York State Department of Social Services helped unravel some perplexing statistical compilations. Evelyn Mann, Frank Vardi and Joe Salvo, of the Population Section, Department of City Planning, provided Census and other information. Linda Hosner of the New York State Office for the Aging and Linda Gowdy of the New York State Department of Health supplied very useful materials and information. Peter Cross of the Columbia University Center for Gerontology and Geriatrics helped bring disparate elements into perspective. Additional help came from Paul Vanas, New York State Office for the Aging, and from Barbara Morrison and John Hornik of the New York State Office of Mental Health.

Among others who assisted me in various ways were Clara Fox of the Settlement Housing Fund, Inc., Bert Knaus and Deborah Chang of the Mayor's Office of Homelessness and SRO Housing, Stephen Coe, Executive Director of Community Access, Nick Lembo of Hudson Companies, general contractors, Charlie Riess of Duplex Homes, Jerry Hirschen, housing attorney, Margo Hirsch, Empire State Coalition, Donna Caravolo, Executive Director, Brooklyn YWCA, and Richard Cloward of Columbia University. Other helpful persons include Susan Antos, Greater Upstate Law Project, Christopher Lamb and Susan Bahn of the

Legal Aid Society of New York, Marty Bolsinger, Executive Director and Tess Makonnen, Residence Director of the Vanderbilt YMCA, Frances Fox Piven of the City University of New York, Yvonne Lee, U.S. Department of Housing and Urban Development, New York Office, and Ellen Moskowitz of Paul Weiss, Rifkind, Wharton & Garrison, attorneys.

Special thanks are due to Miles Pomeroy of the San Diego Planning Department who was a wonderful host while I was in San Diego looking into its program. The mountainous information I received helped shape many of the recommendations in this report. I am also indebted to Peter D. Jackson, partner of Jackson & Associates, for a full briefing and inspiring tour of Studio 819 (an upscale SRO in San Diego), and to his Director of Architecture, Mitchell J. Campagna, for supplementary information.

Thanks also to Councilwoman Mary Rose Garrido-Wilcox, Chairwoman of Phoenix, Arizona's Affordable Housing Committee, to Elizabeth DiMichael, Program Manager of the City's Neighborhood Improvement and Housing Department, and to a friend and former New Yorker, Marion Blake, now of Phoenix. Though not used in this report, the information obtained in Phoenix was extraordinary. Due to the depressed real estate market, the City is acquiring multi-family apartment houses in good condition for about \$15,000 a unit, and is renting them at low rates to low income families and homeless persons. We couldn't hope to match those prices or those accommodations for needy singles here.

My most treasured supporter and constructive critic is Frances Goldin, for my money the best organizer and tenant advocate in the City of New York. She went through many drafts with her editing pencil, materially improving and strengthening them.

Finally, there is a support group (not all of whose members agree with every point in the report) that brainstormed how to use this report to bring about desired changes. It also organized getting the report printed and distributed to elected officials, top agency staff, community leaders and the media. The group includes the above mentioned Jill Hamberg, Mike Abeloff, George McDonald, Frances Goldin, Bonnie Brower and Kristin Morse as well as Carol Watson of LESAC (Lower East Side Catholic Area Conference), Anita Nager of the Fund for the City of New York, Steven Coe, Executive Director of Community Access, Stephan Russo, Dep. Director of Goddard-Riverside Community Center, Victor Bach, Director of Housing Policy and Research for the Community Service Society, Jay Small, Director of the Association for Neighborhood & Housing Development, and Valerio Orselli, Chairman, Lower East Side Joint Planning Council, Inc.

Nevertheless, let me again emphasize that the interpretations, conclusions and recommendations made in this report are mine and mine alone. I do hope that after reading the report, 7 million New Yorkers will come around to my point of view.

Walter Thabit  
December 1991



## SUMMARY

A brief article describing the development of new SROs in San Diego, California, by Jackson & Associates, developers, started me on this long and fascinating investigation of Single Room Occupancy in New York City. The more I looked at the situation, the clearer it became that we have destroyed an overwhelming number of the only housing units that our poorest single and two-person households can afford: SROs, hotels and rooming houses. Reversing this trend, encouraging the creation of 100,000 additional SRO-type units at rents people can afford, became the central theme of this report.

Between 1960 and 1987, there was an explosion in the number of single person households in New York City. From 185,000 in 1960, single person households grew to more than 700,000 by 1987. Over the same period, we destroyed 150,000-175,000 SRO-type units. We virtually outlawed the creation of new SROs and rooming houses in 1955, resulting in a net loss of 100,000 such units over the 36 year period. We also encouraged the conversion of lower-priced hotel rooms to condominiums and cooperatives by giving developers tax benefits under the J-51 program. Lagging shelter allowances for persons on home relief, especially after oil price hikes in the early 1970's, further encouraged owners to convert to other uses.

Though the SRO-type losses were catastrophic, it still came as a shock to learn that the percentage of all renter households paying 35 percent of income for rent had more than doubled, from 19 percent in 1960 to 38.5 percent in 1987. The result is that around 400,000 one- and two-person households in New York City (including 40,000 homeless adults) are in critical need of less expensive housing. These households have no home at all, pay more than 40 percent of income for rent, or have less than \$10 a day for all other expenses.

### Housing & Treatment Needs

To accommodate the 400,000 housing-poor households at rents they can afford, we need at least 100,000 more SRO units. Just the operating costs on complete apartments, even studio apartments, are far higher than most needy households can pay. While programs such as SCRIE (Senior Citizen Rent Increase Exemption) or rent supplements can help keep rents down, they often fail to give real relief. Most of the 400,000 needy households can afford SRO rents, however, typically a third to half as expensive as full apartments. That's the kind of reduction needed to bring rent/income ratios down to 30 percent.

A sizable percentage of this needy group has more than housing problems. Of the 400,000 needy households, more than 100,000 need treatment for substance abuse, mental disorders or physical disabilities. The current system is in deep trouble. Treatment facilities are

grossly inadequate, yet half the patients who are treated are being thrown back on the streets because there is no supportive or permanent housing for them. Among the group needing treatment are 30,000-35,000 elderly whose severe mental and physical disabilities go largely untreated.

For the mentally ill and physically disabled homeless, the City has undertaken a very modest program of non-profit SROs. This effort has produced about 3,200 SRO-type units over the past five years. (A 1985 law eased the way for non-profits to develop new rooming units with government assistance.) Four of these projects are described in some detail in the body of the report. Most impressive is the dedication of the sponsoring groups, the programs they pursue and the results they obtain, some after only a few months of operation. These SROs really do make a difference in people's lives. There just aren't enough of them.

A third of the 400,000 single and two-person households are working in a variety of jobs at many income levels, and simply need housing at reasonable rents. A quarter of this employed group is elderly. Aside from the working elderly, those 65 and over are by far the poorest single and two-person households, and make up half of the 400,000 total. About 80,000 need varying levels of assistance with the activities of daily living. A fair percentage of the 400,000 housing-needy also need supportive services, job training and other social and medical services.

To satisfy the needs of the poorest singles, and to stretch subsidy dollars the furthest, the least expensive type of SRO to convert and operate is the furnished room house. Its main advantage over hotels and larger SROs is that an intercom (and a locked front door) provides enough security for the relatively few tenants (usually 6 to 16 or so). Such conversions need encouragement by subsidies. Appropriate protection is needed for any tenants that may be displaced by conversion activity.

While most individuals will be able to pay full SRO-level rents, subsidies will also be needed in hotel and Class A SRO conversions to bring such units within reach of the lowest income households. The same is true of new construction, both of hotels and "Living Units," a new SRO-type dwelling based on the San Diego model. Without subsidies, in fact, it is unlikely that converted or new low-rent hotels for permanent occupancy will ever be built, especially in the light of major impediments to speedy construction that must be overcome (see below).

## **BASIC SRO DEVELOPMENT RECOMMENDATIONS**

- **Develop another 20,000 units of supportive housing such as those being produced by the City's non-profit SRO Housing Loan Program and other City and State programs. Incorporate more flexibility in tenant selection.**
- **Encourage the conversion of row houses and other small buildings into furnished rooms (including the modernization of existing facilities) via 30 percent capital grants, tax exemption and non-profit operation where appropriate.**

- Encourage the conversion and new construction of all other SRO-type units including hotel rooms designed for permanent occupancy, Class A SROs (individual rooming units sharing a kitchen and bath), and Living Units (see below). Encourage modernization of existing facilities. Subsidize up to a third of the units to bring rents within reach of the lowest income households.

- Create a new dwelling classification, the "Living Unit," which will guide new construction of SRO-type units. This unit requires a minimum room size of 120 sq. ft. (no maximum), shared kitchen/bath or self-contained minimum facilities, furniture and furnishings, lounge/recreation areas, 24 hour desk coverage and other amenities.

- The initial goal for furnished rooms, Class A SROs, hotel rooms and "Living Units" is 80,000 units.

- Use Housing New York program funds and other sources to provide subsidies, finance the needed changes, and to make other improvements.

If we encourage the development of SROs to their full potential, we can house tens of thousands of persons at rents they can afford without subsidies. For those who need subsidies, we can house two to three times as many for the same subsidy dollars.

The subsidy requirements are surprisingly modest, and we can finance them. The Housing New York program (funded by Battery Park City and Port Authority profits) now boasts total deposits of \$1.2 billion. There are enough uncommitted funds to get started with, and more is coming into the fund all the time. State Senator Velmanette Montgomery has introduced a bill (S8478) to set aside 65 percent of the money for low and very low income families. For the capital cost of about 8,000 conventional units, we could encourage the creation of 40,000 low and very-low rent SRO-type units, half of them non-profit SROs. No capital subsidies would be needed for the other 60,000 units.

### **The Bureaucratic Chaos**

Are we moving in this direction? Not a single step. The City's housing and planning bureaucracies (and many local communities) stubbornly oppose the creation of private, for-profit SROs and rooming houses. We are also learning from the few non-profit SROs constructed to date of the mountainous impediments to building SROs in an inexpensive and timely fashion. Not only that, additional (and more expensive) requirements and new obstacles to speedy construction appear every year.

A major problem is the complicated, conflicting and unnecessarily strict building codes that regulate the creation of SROs, hotels used for permanent occupancy, and rooming houses. Less costly fire safety provisions can adequately protect residents in most situations with no loss of safety. Buildings Department plan examiners often require building to "new" law

specifications that are more expensive than building under the "old" law. The zoning room count often prohibits conversion of apartment buildings to a reasonable number of SROs. In another vein, smaller than required room sizes (and a slew of other items) are negotiable, but can add months to processing time.

Then there is Local Law 58, adopted in 1987. In any building with an elevator, Local Law 58 requires that all living areas be "adaptable" to persons in wheelchairs, and "usable" if a wheelchair user is in residence. This law is producing a 10-15 percent escalation in housing conversion and new construction costs. The impacts are so severe that many non-profit SROs have refrained from installing elevators in their conversions.

In addition to confusing, contradictory and outmoded codes, and to a Buildings Dept. staff that is not fully conversant with its own codes, the processing of plans and getting the needed approvals is a nightmare. It can take up to a year to get final approval of a conversion or new construction plan. The processing bottleneck has gotten so complicated and degrading that architects now hire "expeditors" to help "speed" their projects through the tortuous system. The process isn't speedier as a result; it just costs more. A more inviting prospect for payoffs and bribery would be hard to find.

In addition to Buildings Department approval, up to a dozen agencies may have to approve a project, each of which has its own time-consuming procedure for doing so. Getting a CO (Certificate of Occupancy) is another scandalous situation. It can take from six months to two years to get a CO. Interest costs mount while a completed building stands idle, and can add up to 25 percent to project cost. Problems with the way government provides financial aid has also caused non-profit sponsors a lot of grief, adding years to the project development timetable.

Taking the average SRO conversion, we would see a 10 to 20 percent reduction in costs if project financing was nailed down in months instead of years. Eliminating excessive processing time will save another 5 to 10 percent. Savings of 15 to 25 percent of construction costs are possible if we rationalize building codes and adjust Local Law 58. We can save another 15 percent if loan financing is available up front, and another 5 to 25 percent if COs are issued right after construction is completed. Even if only half these savings materialize, we would still assure savings of 30 to 40 percent.

## **CODES/REGULATIONS/PROCESSING RECOMMENDATIONS**

- Repeal the 1955 law that prohibits the creation of practically all SROs and rooming houses (nurse/intern quarters, college dormitories and specified non-profit residences were not prohibited).
- Reduce fire safety requirements, preferably to the "group homes" level for all SRO-type units or at least to the level of the "old" building code (except, perhaps, for licensed facilities).



- Adjust the zoning room count for SROs so that 1 rooming unit equals about 1.25 zoning rooms (and so that a studio counts as 2 zoning rooms).
- Rationalize, simplify and update other building codes and zoning regulations. Buildings Department to maintain a file of agreed-on interpretations of the codes for use by Departmental staff and the development community.
- Reduce the minimum room size from 150 sq. ft. to 110-120 sq. ft. when converting multiple dwellings to Class A SROs.
- Sharply reduce requirements for handicapped access while fully accommodating the disabled.
- Fully staff and train Buildings Department personnel, and sharply cut plan processing and approval times.
- Establish a one-stop-shopping process in which representatives of all agencies participating in project approval share a common office and coordinate their efforts.
- Make COs (Certificate of Occupancy) available immediately on completion of construction.
- Approve subsidy applications in months instead of years, and make funding available up front rather than at the end of construction.

### **San Diego Points the Way**

To produce the SRO-type units we need at rents our 400,000 needy households can afford will take enormous effort. City Hall will have to spearhead a determined and highly visible campaign to make the needed changes. This is how San Diego tackled the problem: From 1975 to 1985, a third of San Diego's downtown SROs were lost to redevelopment, resulting in a rapidly rising homeless population of 5,000-10,000 persons. In response to these problems, the City established a high level SRO Task Force. After intensive study, the Task Force made 27 recommendations for improving SRO management and operation, preserving existing SROs, and for reducing the rents and the costs of rehabilitation, conversion and new construction. All were adopted by the City Council.

The modest savings in construction cost (about 5 percent) revolved around reduction in fire safety requirements and other code changes. (If we vigorously pursue code and fire safety reforms in New York City, we will reduce costs by a lot more than 5 percent.) Bigger savings resulted from a parking variance procedure and interpreting an SRO as a commercial use for handicapped access, requiring only one accessible unit in 25. Financial incentives included low interest construction loans and other inducements. The processing of plans proved difficult to reform, and is still almost as much of a hassle in San Diego as it is in New York.

Despite the shortcomings, the changes in regulations, coupled with the loan program and the publicity accompanying the effort, have spurred and promoted development. Projects range from the 207-unit Baltic Inn with rooms averaging 135 sq. ft. and an average rent of \$275 a month to the upscale 158-unit Studio 819. The average Studio 819 unit is 180 sq. ft.; the average rent is \$410. In all projects, 20 percent of the units rent for \$258, the shelter allowance for a single person.

Since the start of the program in 1986, about 2,000 new SRO units had been completed through 1990. Another 600-700 were in planning. While York City's problem is much more serious, San Diego has shown the way to start making the needed changes.

## PROCEDURAL RECOMMENDATION

- The Mayor to establish a semi-permanent, professionally-staffed Task Force, headed by a Deputy Mayor especially appointed for the task. Members to include high-level officials of pertinent agencies, architects, and representatives of unions, banking interests, developers and civic groups. The Task Force to review and recommend changes in codes and ordinances, in the administration of plan processing and approvals, and in financing and subsidization procedures that will assist and encourage the inexpensive development of SRO-type units at low rents.

## Other Cost-Cutting Possibilities

Since private industry, even in the SRO arena, cannot meet the needs of the lowest income households, it makes a lot of sense to develop non-profit owners and operators of SRO-type projects. On this basis, costs and rents are reduced by at least 10 percent.

There are even more daring responses to the issue of costs. The City could buy building materials in massive amounts for non-profit sale to low-rent housing developers. The City also could buy and operate its own manufactured housing facility. Manufactured housing is already being constructed in New York City, and can perform at far lower than conventional costs. The Doe Fund is about to build a non-profit manufactured SRO at a preliminary estimate of \$25,000 a unit.

In the new construction arena, the Wicks Law (requiring separate contracts for each of the building trades), union rules and featherbedding typically add 20-25 percent to construction costs. The unions also impose unnecessary conditions on manufactured housing (on a project-by-project basis thus far), resulting in higher costs for manufactured housing as well. The building trades unions can eliminate these costly practises in low-rent housing construction while preserving their hard-won gains elsewhere in the construction industry. The City administration should enter into extended negotiations with the unions, seeking the much needed concessions.

Some creativity on the part of developers and architects, paying attention to the actual needs

and trying to meet them as they have in California, would also help. It does require City agencies that are receptive and responsive to creative approaches.

Don't expect much help from the Federal government. It has replaced the moderate level of housing assistance in place at the beginning of the Nixon administration with a series of token efforts. Some of these token programs make a lot of sense, but all of them put together provide shockingly little help. There are tax credits, rent assistance under Section 8, and just coming out, Sec. 221 SRO mortgage insurance, among others. These programs are all poorly funded; and the mortgage insurance program is just another will o' the wisp.

We do need financial relief for the homeless and other very low income persons. The shelter allowance for single persons on public assistance should be raised to a more realistic level. The Advocates Work Group on Welfare Reform in a 1989 report to State elected officials proposed raising the State minimum wage to \$5.25 an hour, raising the public assistance level to 125 percent of the Federal poverty level, and equal home relief benefits for single persons. The Work Group also proposed increased job training, health coverage and educational opportunities.

#### **OTHER COST AND RENT-CUTTING RECOMMENDATIONS**

- Encourage local community and housing activist groups to become sponsors, owners and operators of SRO-type projects.
- Help establish non-profit Mutual Housing Associations to develop, own and operate SRO-type and other low-rent projects.
- Seriously consider City purchase of wholesale building materials and manufactured housing capability for use in SRO-type and other low-rent conversion and new construction programs.
- Negotiate with the building trades unions for sharply increased productivity on SRO and other low-rent housing development.
- Raise the shelter allowance for single persons on public assistance to \$275 a month.
- Put more income and greater opportunity for improving their lives into the hands of the lowest income individuals and couples.

#### **The Forces Opposing SROs**

Expect a roar of outrage at the very thought of helping the poor to get a housing break. Opposition runs the gamut, from passionate defense of the full apartment by the housing and planning bureaucracies and local communities to the NIMBY (Not In My Back Yard) enthusiasts. Politicians are also paralyzed by the NIMBY reaction, and have no stomach for

tackling the issue of illegal SROs (there are an estimated 50,000-80,000 of them).

The NIMBY syndrome gets more strident with time. Homeowners and neighborhood activists oppose SROs, nursing homes, housing for the elderly, health related facilities, shelters and other programs that predominantly serve people in their own neighborhood. They live in the midst of drunks falling down in their streets, users nodding in their hallways, elderly persons moldering in their apartments, and illegal SROs in their neighborhoods, but they continue their mindless objection to legal SROs.

The housing and planning agencies also oppose return of the SRO. While many staff members are dedicated enough and see all too clearly the need for encouraging SRO-type development, top-agency officials have different priorities and often surround themselves with toadies. They oppose SROs though housing costs continue to rise and those paying more than 35 percent of income for rent have doubled since 1960. They continue to encourage full apartments even though single person households (who need less space and facilities than families) have more than tripled since 1960. That kind of apathetic bureaucracy needs to be shaken to its roots.

We can no longer pretend we don't have a problem. People with the NIMBY outlook should take a long hard look at their communities and begin to recognize what will really help to stabilize and improve them. The bureaucracies should critically review and revise their policies, preferably with the participation of the needy. A determined mayor and dedicated public officials will have to lead this effort, spearheading the drive to create less expensive housing for all of us.

We can resolve our housing dilemma. It involves risks, painful reassessments, agency upheavals, community understanding, financial aid, and yes, even subsidies. Doing so will help us permanently close the plastic and cardboard villages in the streets around Tompkins Square Park and at the base of the Manhattan Bridge and elsewhere, and put an end to homeless persons living in the subways and transportation terminals. As more money ends up in the pockets of the lower income groups, crime (which has risen at the same rate as those paying more than 35 percent of income for rent) will show a decline. As we expand housing/treatment for substance abuse and mental illness, hospital and jail stays also will decline. With more SROs, we can help hundreds of thousands live a better life. It will be worth every ounce of effort we put into it.



THE CITY COUNCIL  
OF  
THE CITY OF NEW YORK  
INFRASTRUCTURE DIVISION  
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NICHOLAS La PORTE, Jr.  
DIRECTOR

212 788-9098

MEMORANDUM

September 5, 1995

TO: ALL INTERESTED PARTIES  
FROM: Robert S. Altman *RS*  
THRU: Nicholas LaPorte, Jr. *NLP*  
RE: SINGLE ROOM OCCUPANCY CODE REVISIONS

I. INTRODUCTION.

The lack of affordable housing in New York for single adults has been well documented over the past decade. Single room occupancy housing, in particular, has suffered from a significant decrease in the number of available and affordable units. Historically, SRO's have filled a significant need for affordable housing -- mostly for single individuals. Public policy has shifted from tolerating SRO's (pre-1950's), to limiting new SRO's and promoting their demise (the 1950's through the 1970's), to protecting the remaining SRO's and allowing new SRO conversions by non-profit groups (the 1980's), to an evolving policy, mostly in other cities, that recognizes that SRO's are an important part of the spectrum of housing types and need to be encouraged.

Given the need for affordable single room occupancy housing, Council staff decided to explore building code and zoning

resolution amendments to promote affordability and development. It convened an informal panel of seven single room occupancy experts with whom to consult in devising new legislation. While a formal Council body did not create the attached work, it undoubtedly could not have been done without the assistance of this panel. Meeting every three weeks for over 18 months, these professionals devoted substantial time and expertise to the creation of this product without payment. Council staff cannot begin to thank them for their assistance.<sup>1</sup>

## II. BACKGROUND.

### A. History of Single Room Occupancy Housing.

The history of SRO housing shows that it is not an "economic" or "social" type of housing, but simply a physical building configuration used by various populations. In fact, many single room occupancy residences are similar to college dormitories that contain rooms for one or two students -- a normal arrangement for college-age students. In the past, young people in search of work, such as actors, laborers and craftsmen, upon arriving in New York City for the first time, often sought out single room occupancies as their first residence, because of

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<sup>1</sup> - The names and affiliations (for identification purposes where relevant) of the panel participants were Elizabeth Glass of Community Access, Jill Hamberg, Cindy Harden of Harden, Van Arnam, William Karg of the Doe Fund, Conrad Levenson of the Phoenix House Foundation, Walter Thabit, and David Vandor of Vandor and Vandor.

Pro bono assistance was provided at different times by two NYU Law School interns, Mark Bettencourt and Ethan Wohl. Stuart Beckerman of the Council's Land Use Division provided substantial input regarding Code changes and the Zoning Resolution.

their affordability. More recently, as housing in New York City has become more difficult to find, SRO's have been viewed as the best and least expensive way to house diverse populations.

Today, low and moderate income single New Yorkers face an acute shortage of affordable permanent housing. While the City directs impressive resources towards alleviating this shortage for families within the City, comparatively little has been accomplished for single adults. The City has constructed or rehabilitated only a modicum of housing for this needy population. What is constructed usually serves those who have special needs -- the elderly, the mentally ill, or the homeless. In an era of tight resources, difficult choices obviously need to be made. When those choices are among needy populations, however, someone always suffers from not being chosen.

Regulation of SRO-type housing is divided into five different categories. The first is "class A SRO" apartments which are considered permanent housing. These are typically traditional apartments where the bedrooms and living rooms are converted to sleeping rooms each having access to a kitchen and a bathroom through common apartment space. The second is "class B units" within "rooming houses", which is considered transient housing. The units in these buildings do not have access to a kitchen or a bathroom within an apartment, although a bathroom is available and a kitchen may be available for tenant use. These two forms are considered "residential" for zoning purposes. Within the Administrative Code and the Zoning Resolution, units in buildings within the first two types are considered "rooming units." The third category is units within "class B hotels,"

which are considered commercial. Typically all units open onto public hallways and less expensive, older hotels often have shared bathrooms. The fourth form of SRO-type housing is the "Non-Profit Institution with Sleeping Accommodations ("NPISA")" which is considered by the zoning resolution a "community facility." Because these facilities are not "residential," they are not subject to housing and rent regulations. A fifth form of SRO-type housing, lodging houses, is treated separately by the Multiple Dwelling Law and not discussed here.

#### B. Goals of the Project.

With this history as its backdrop, Council staff convened a panel of experts to rethink and reinvent single room occupancy housing and laws. As the group progressed, a clear set of goals emerged that sought to balance housing availability and neighborhood stability. These goals were the following.

1. Establish a public policy balance between habitability (protecting the occupants and the community at large from unsafe and overly dense conditions) and affordability (allowing the creation of cost-effective units).

2. Recognize, by legislative definition, that SRO's are permanent, not transient, housing.

3. As permanent housing, the code controls involving fire safety need not be as strict as would be required if the occupants were unfamiliar with the location of exits in a building occupied on a temporary basis.

4. Establish reasonable minimum room size standards. Requiring overly large rooms invites illegal occupancy and/or makes the rooms less affordable. Allowing too small a room can create density and habitability problems.

5. Establish reasonable requirements regarding the ratio of bathrooms to sleeping rooms. By definition, an SRO room does not necessarily come with a private bath. This ratio is a significant component in balancing affordability with habitability.



6. Balance the need for accessibility (and adaptability), as legislated in Local Law 58, with the need to maintain affordability.

7. Mandate some level of cooking facilities and/or food service for SRO residents.

8. Amend the zoning resolution to recognize and control SRO housing as a housing type in addition to the three existing categories -- traditional apartments, rooming units and not-for-profit residences for the elderly. The zoning amendments must define SRO's in the appropriate use groups, and must establish appropriate districts in which they will be allowed, with appropriate densities and appropriate parking requirements.

As we progressed, we added another goal of recommending zoning initiatives for "non-profit institutions with sleeping accommodations," otherwise referred to as NPISA's. In the future, members of this group in cooperation with a new group will recommend tax policy and explore financing options to promote construction of SRO buildings as well as the conversion of existing buildings to SRO buildings. The zoning resolution provisions must be amended through a separate legislative process.

### III. LEGISLATIVE CHANGES.

#### A. Making it easier to construct SRO's.

The proposed legislative changes (and the tax incentives that will be introduced at a later date) will make it easier to allow the private sector to assist low, moderate and middle income adults in need of affordable housing. Government and not-for-profit agencies will also benefit from some of these amendments, because the changes make SRO construction less burdensome, less bureaucratic, less expensive and more rational

without sacrificing safety or impacting on neighborhoods. However, these non-profit agencies have limited resources and can only produce limited numbers of units to assist the substantial numbers of people who need housing. In order to address the housing crunch properly, it is important that the city harness the resources of the private sector.

Generally, the amendments to the codes in building, construction, housing maintenance and zoning regulations will allow for the increased development of permanent single room occupancy housing within New York City. The changes achieve this objective in two ways. First, they simplify the complicated morass of regulations and laws governing the construction of SRO's while providing for reasonable standards of comfort and safety. Second, the modifications repeal the de facto prohibition against private construction of single room occupancy housing. This prohibition, in existence since 1955, effectively prevented the entrepreneurial skills of New York City's developers and small building owners from assisting in the alleviation of the City's housing shortage.

Although some tenant protection changes were considered, none were added or deleted. The same laws which currently apply to single room occupancy and other types of rental housing would remain in effect such as those relating to SRO rent stabilization, eviction and landlord and tenant relationships.

While the proposed legislation sets a minimum standard for creation of SRO's, we expect that market forces will induce construction of units which surpass the minimum standards.

#### **B. A Quick Summary of the Changes.**

The basic strategy behind these changes is to redefine a class A SRO unit, which is already considered permanent housing, to incorporate other physical types of SRO's. Code changes are then made to reflect appropriate standards.

The changes contemplated by the legislation are as follows:

1. Single room occupancy housing newly constructed or converted from other housing stock after the enactment date of proposed legislation shall be considered permanent housing if it meets certain standards. By classifying such housing as permanent, the Council avoids changing a host of multiple dwelling law, administrative code and zoning resolution sections regarding transient housing.

2. The definition of class A single room occupancy units is changed to include certain units that previously would have been classified as transient or commercial. As described above, SRO-type housing can exist in four ways. Our changes redefine class A SRO units to include newly created class B rooming houses and some class B commercial hotels if the residents are permanent, if density and other regulations are met, and if created after the passage of the proposed legislation. NPISA's remain untouched under the code changes.

3. The minimum size of class A SRO units is decreased from 150 square feet to 110 square feet (120 square feet if cooking facilities are provided within the unit). If an existing residential building is converted to an SRO building and it contains an existing room with a configuration of no less than 60 feet, the unit can remain at that square footage, but no smaller units are allowed. Traditional SRO-type units are approximately 80 to 100 square feet. Amendments to the codes in the 1950's changed the minimum square footage for newly created units to 150 square feet. While the informal group felt lowering the square footage was appropriate, 80 square feet seemed too small. 110 square feet was a compromise figure with an extra 10 square feet if a cooking unit is included in the SRO unit. For buildings undergoing conversion, such as brownstones, the 60 square foot unit minimum is allowed in order not to lose usable space.

4. One bath or shower, wash basin and water closet shall be included for every four units. The current standard for rooming units is one bath or shower, wash basin and water closet for every six adults.

5. Alternative fire safety requirements are provided for the new or converted SRO buildings. Please note that we do not

consider the alternative fire safety methods less safe, although they may be less expensive.

6. SRO building managers need not live on site. The standard here is changed to reflect other class A multiple dwellings. The janitor must live on the premises or nearby.

7. A furniture requirement is legislated. The group was very split on whether to require furniture which is almost always supplied in current SRO units although it is not legislatively required. Plans for such units must be submitted to the buildings department to determine if the planned units can reasonably accommodate the required furniture within the space provided in accordance with criteria established by the department.

8. New and converted SRO buildings will be considered part of occupancy group J-2. Occupancy group J-2 is the group for almost all permanent housing units and the proposal creates permanent housing. Thus, class A SRO permanent housing is placed in the permanent occupancy group, rather than the transient occupancy group, J-1.

9. Local Law 58 is relaxed for SRO buildings to require that only 10% of all the units are adaptable. This may be controversial, but it is also necessary. SRO creation is different because the unit sizes are so small. Local Law 58 proportionately increases the size of the units to a greater degree than an apartment, thus leading to a greater disproportionate increase in cost. Additionally, because SRO units are smaller, they have less room in which to incorporate all the architectural requirements of Local Law 58, making creation of SRO units even more difficult. This change and other minor proposed changes within Local Law 58 will insure that Local Law 58 does not become an impediment to SRO creation. All units will still need to comply with the Americans with Disabilities Act and the Federal Fair Housing Act.

10. Some type of food service arrangement is required. This may be done either by a shared common kitchen, cooking units within each unit, or the capacity for a central food service.

11. Restrictions against for profit development of SRO-type housing are eliminated.

12. SRO buildings will be allowed in areas zoned R6 through R10 and their commercial equivalents, and R4 and R5 areas with C1 and C2 commercial overlays. Additionally, SRO buildings will receive the same density allowances as given to more traditional permanent housing. Assuming maximum development by a developer, the zoning resolution proposal will allow construction of enough units within a site to house the same population in an SRO building as in a regular class A apartment building. Currently, the zoning

resolution insures that SRO buildings will be much smaller and/or much less dense than an equivalent class A apartment building. This discrepancy will be eliminated.

13. Buildings may be converted as long as there is no increase in the degree of non-compliance, if the building was originally non-complying. If the building was originally compliant, then the building may be converted up to the maximum density permitted under new construction. The degree of non-compliance is determined by a three step process. First, one must determine the number of zoning rooms or dwelling units previously on the site. Second, one must determine how many square feet of lot area the existing zoning resolution would require to support the number of zoning rooms or dwelling units within the site. Finally, one should calculate under the new construction SRO zoning proposal chart (see attached proposal and chart) the number of units that would be allowed if the site had a lot area equal to the calculation made in the second step. This is the number of SRO units the converted site will be allowed to have.

14. Parking Requirements. R4 and R5 zones with C1 and C2 overlays shall have parking spaces equal to 30% of the number of SRO units. R6 through R10 zones shall have parking spaces equal to 20% of all SRO units. Total waivers of the parking requirement are allowed if the zoning lot area is less than 10,000 square feet, if the building contains 40 or less units, or if the zoning lot is within 1,320 feet (1/4 mile) of an entrance to a subway, Metro-North or Long Island Railroad station. For converted buildings, the level of parking may remain the same, as long as the degree of non-compliance of the building is not increased.

15. Non-profit institutions with sleeping accommodations (NPISA's) are allowed in M1 zones if they are within 400 feet of an "R" district. NPISA's are currently not allowed in manufacturing zoned areas. M1's border residential areas where residents of the NPISA may be part of the community if the residence is within a reasonable distance of it. Additionally, we recommend that in every existing M1 zone where conversion to residential housing is allowed, NPISA's should also be similarly allowed, whether or not they are within 400 feet of an R district.

C. Changes made section by section in the Multiple Dwelling Law.

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2 - The changes contemplated in items 12 through 15 are changes to the Zoning Resolution of New York City, and not within the attached bills. The proposals for these sections are included in a separate attachment.

The following is a section by section review of the changes made in the multiple dwelling law and the reasons for such changes. Please note that for purposes of this discussion it is assumed that all relevant legislation passes during 1993.

1. Section 4 (8)(a). To the definition of a class A multiple dwelling, this revision adds "single room occupancy units or buildings", as later defined in subdivision 16, if they were created after the enactment date.

2. Section 4 (16): In this section, the definition of a class A SRO is expanded. Previously, SRO-type units within an apartment were the only units in this genre where the building was still defined as a class A multiple dwelling. However, units that do not have access to a kitchen or a bathroom within an apartment (although a bathroom and maybe a kitchen are available for use) or units that open to a common hallway (where the bathroom and/or kitchen may be in the common hallway) would be considered single room occupancy units, if such units are used for permanent resident purposes and created after the enactment date. An apartment that contains single room occupancy units under the old section's definition would be called a "single room occupancy apartment" and a building that contains at least twenty-five percent of SRO units would be considered a "single room occupancy building."

3. Section 9 (4). This section excludes newly created SRO's from restrictions that should not and, upon a close reading, would not apply to them. To avoid legal confusion, the exclusion is made explicit.

4. Section 31 (2). Some changes are made in this subdivision to create a more logical order within the section. Other changes are also made. Newly created SRO units need to have a room size of 110 square feet and may include a microwave oven (or 120 square feet if food preparation facilities in addition to a microwave oven are included in the unit). Units cannot be occupied by more than one person if they have less than 150 square feet. In any case, no unit may be occupied by more than 2 persons. Rooms that are as small as 60 square feet can be converted into a single room occupancy unit, if such room was legally acceptable on December 9, 1955 and has not been altered since. Additional rooms in newly constructed units must be at least 75 square feet, but only need to be 60 square feet if in a converted unit.

5. Section 76 (8): This entire section sets standards for sanitary facilities. The new subdivision 8, paragraph "a" sets the standards for sanitary facilities for new class A SRO's as one bath or shower, one wash basin and one water-closet for every four SRO units (the old standard was one of each for every six adults, generally 1.2 people occupy each unit). Paragraph b allows two units to share a common bathroom without entering a common hallway. However, such bathrooms and units are not counted for purposes of computing the one to four ratio for the remainder of the building.

6-8. Sections 102(6)(b-d), 235(1,2) and 236(1-3,5). All three sections lay out exceptions to class A dwellings' firestairs requirements. The changes incorporate exceptions for

single room occupancy units equivalent to those laid out for regular apartments.

9-10. Section 248. A number of changes are made within §248, many of which must be made in order to accommodate the new definition of SRO housing in Section (4)(15). Changes in this section are reviewed below subdivision by subdivision.

**Subdivision 3.** This change continues the prohibition against impairing light or ventilation within any room, however, the number of rooms may be increased. Zoning regulations will control the density.

**Subdivision 4.** Technical changes are made in paragraphs a, b, e, f, and g due to the changes in the definition of class A SRO housing. The provisions contain the same requirements as before. Paragraphs f and g are also reworded to read more clearly. No changes are made in paragraph c. In paragraph d, an additional option has been provided. Previously, all doors opening to any public hall or required stair hall had to be self-closing and fireproof, and the door assemblies had to be fireproof. In lieu of the fireproof requirement, automatic sprinkler heads may be provided for every stair hall and public hall and every hall and passage within a single room occupancy apartment, however the doors and door assemblies must still be self-closing. Paragraph h allows wood wainscoting to remain if automatic sprinkler heads are provided or if coated with intumescent paint of a type to be approved by the local buildings department, otherwise substantial removal is still required.



Subdivision 5. This subdivision provides for a one hour fire resistance rating between units for newly created non-fireproof buildings if no sprinkler system is provided.

Subdivision 6. This subdivision provides for an alternative fire alarm system for newly created buildings with less than thirty units. In such instances, each unit within the building may have a smoke detector that must be connected to the electrical system with the capacity for battery operation should the electrical system within the building fail. In buildings that have undergone substantial rehabilitation or are newly constructed, all such smoke detectors must be linked with one another.

Subdivision 7. Previously, buildings under section 248 had to contain a fire-retarded bulkhead that connected directly with the highest portion of any stairwell to the roof and contained a fireproof door and assembly with the door self-closing. Under this change, buildings need not have a bulkhead, and if one exists it need only meet the requirements of the subdivision if it is used as a second means of egress.

Subdivision 8. Paragraph b no longer applies to SRO's created after January 1, 1995. This provision required wash tubs and a place to dry clothes.

Subdivision 9. A microwave oven will be allowed in a single room occupancy unit, even though it is a movable cooking apparatus.

Subdivision 10. Permanent heating systems are made the requirement rather than central systems. Permanent systems

could then be scattered throughout the building, rather than required to be in one location. The prohibition against a movable heating apparatus is also removed because more modern devices make it feasible to legalize their use.

Subdivisions 11 and 12. Technical revisions within each subdivision reflect new definitions.

~~Subdivision 13.~~ Newly created SRO units need not be cleaned by the landlord at least once a week. Landlords will not be required to clean the units since this is permanent housing.

Subdivision 14. No changes contemplated.

Subdivision 15. The manager previously was required to live on-site. For newly created SRO's, the new provision substantially complies with other residence provisions for permanent housing within the Multiple Dwelling Law.

Subdivisions 16 and 17. Technical revisions within each subdivision reflect new definitions.

Subdivision 18 (NEW). This subdivision requires that the tenant be provided with furniture. It also provides that plans must be submitted to the local buildings department to demonstrate that the planned units can accommodate the furniture in accordance with criteria that may be established by the local buildings department. Examples of this concept (which is sometimes referred to as "standards for furnishability") are available on request.

Subdivision 19 (NEW). This subdivision requires that buildings containing 25% or more units that are SRO units comply with section 248 standards within common spaces. However, traditional apartment units within single room

occupancy buildings need only comply with traditional apartment standards within their own units. Common spaces within buildings containing less than 25% SRO units need only comply with the traditional apartment building requirements. However, the space within the SRO units must comply with section 248 standards.

9. ENACTMENT CLAUSE. The law takes effect immediately upon its enactment.

**D. Changes made by section within the Administrative Code.**

1. Section 27-232. A definition of single room occupancy is placed into the Buildings Code definitions by referring to a later amendment discussed below.

2. Section 27-265. This revision classifies single room occupancy buildings within occupancy group J-2. Usually, these dwellings have been placed within the more stringent J-1 group for transient occupancy. Placement with occupancy group J-2 is more appropriate since it treats permanent housing for single adults like other forms of permanent housing.

3. Section 27-292.4. Under this provision, newly created SRO buildings greater than four floors need not comply with Local law 58 except to the extent that ten percent of all units must be adaptable for disabled persons and have either private and food preparation facilities within these ten percent or have common bathroom and food preparation facilities that are accessible to the disabled.

4. Sections 27-306(1)(d) and (e). These paragraphs provide exceptions to the requirement of certain numbers of exits from

each floor. Exceptions are incorporated based upon a number of conditions including the number of apartments and people. Changes are made to provide for an equivalent number of SRO units and their occupants.

5. Section 27-751. A new subdivision f provides for a 60 square foot minimum on an SRO conversion.

6. Section 27-968. This change notes that the fire alarm requirement within the section only applies to older single room occupancies. Newly created occupancies must still comply with the standards set forth in section 248 of the multiple dwelling law.

7-9. Section 27-2004. The change in section 6 amends the definition of rooming unit to exclude class A single room occupancy units created after January 1, 1995. This will allow for consistency with later amendments in the zoning resolution. The amendment in section 5 to paragraph a of subdivision 8 and the change in section 7 to subdivision 17 reflect similar changes made in the multiple dwelling law within section 4, subdivisions 4 and 16.

10. Section 27-2051. This section is amended to mirror the Multiple Dwelling Law which was changed to allow for personnel dedicated to building services to be off-site.

11. Section 27-2066. A provision is added so that this sanitary facility restriction does not apply to single room occupancy units created after January 1, 1995.

12 and 13. Section 27-2067. This change clarifies that the standard sanitary facility for old SRO style housing was one

facility for each six persons and that the new standard for newly created units is one such set of facilities for every four units.

14. Section 27-2067.1 (NEW). Mandates food preparation facilities of the capacity for a central food service within the building or the unit. Food preparation equipment may be placed in each room, or in a common space for every ten rooms that do not have food preparation equipment or that are not served by a central food service. In buildings of fifty or more units, the central food service and dining area must be able to accommodate 20% of the occupants at a given time that do not have access to food preparation equipment or a common kitchen.

15. Section 27-2074. These changes set the room size standard for SRO units with a minimum of 110 square feet or 120 square feet if the room includes food preparation equipment. Both such units require a least horizontal dimension of eight feet. Rooms as small as 60 square feet are permitted under a separate grandfather provision within the section.

16. Section 27-2075. A new paragraph within subdivision a sets the occupancy limit in a unit at no more than two persons, and to have even two persons, 150 square feet of space is required.

17. Section 27-2077. This change ends the prohibition against private SRO creation if such units are for class A SRO units. Transient unit creation would still face restrictions under the section. The exclusion from the definition of rooming unit of class A single room occupancy units after January 1, 1995 may make this change unnecessary (see "5" above).

18. Section 27-2079. This section is repealed because it is duplicative of section 27-2067(a).

19. ENACTMENT CLAUSE. Enactment takes place either immediately or upon the passage of the necessary state legislation.

HC/Codes Revisions/Memo in Support Revisions

## OUTLINE OF SRO ZONING PROPOSALS

### I. DENSITY CONTROLS FOR NEW CONSTRUCTION.

A. GENERAL PRINCIPLE. Single room occupancy housing is permanent housing and should be treated as such under the Zoning Resolution.

B. ZONES FOR SRO HOUSING. SRO housing will be allowed in R6 through R10 zones and their commercial equivalents as well as R4 and R5 zones within C1 and C2 commercial overlays.

C. DENSITY LEVELS WILL REFLECT THOSE OF STANDARD PERMANENT HOUSING. (SEE ATTACHED CHART FOR CALCULATIONS.)

### II. DENSITY CONTROLS FOR CONVERSION.

A. BASIC RULE. A developer may convert a non-complying building as long as there is no increase in the degree of non-compliance. If the building was originally non-complying, a developer may increase the number of units in the building to an amount equal to the maximum permitted for new construction.

#### B. HOW TO DETERMINE LEVEL OF NON-COMPLIANCE FOR CONVERSION OF RESIDENTIAL BUILDINGS.

1. Determine the number of zoning rooms or dwelling units on the site.

2. Determine how many square feet of lot area the existing zoning resolution would require to support the number of zoning rooms or dwelling units within the site.

3. Calculate the number of units under the new SRO housing zoning chart that would be allowed if the site had a lot area equal to the calculation made in step 2. This is the number of SRO units the converted site will be allowed to have.

### III. PROPOSED PARKING REQUIREMENTS FOR NEWLY CONSTRUCTED SRO's.

#### A. BASIC REQUIREMENTS.

1. R4 and R5 shall have parking spaces equal to 30% of the number of SRO units.

2. R6 Through R10 shall have parking spaces equal to 20% of all SRO units.

#### B. PARKING WAIVER PROVISIONS.

1. Total waiver if the zoning lot is less than 10,000 square feet.

2. Total waiver if the building will contain 40 or less SRO units.

3. Total waiver if the zoning lot is within 1,320 feet (1/4 mile) of an entrance to a subway, Metro-North or Long Island Railroad station entrance.

IV. PROPOSED PARKING REQUIREMENT FOR CONVERSION OF EXISTING BUILDINGS TO SRO'S.

A. BASIC RULE.

1. If building is residential and has no parking, a developer may convert it as long as there is no increase in the degree of non-compliance. The maximum number of units allowed while remaining within the degree of non-compliance is calculated by using the formula in "II. B." above.

2. If building is a conversion of an office building or a loft, consult with new SRO housing zoning rules. These will govern.

V. ALLOWANCES FOR NON-PROFIT INSTITUTIONS WITH SLEEPING ACCOMMODATIONS (NPISA'S).

A. In every existing M1 zone where conversion to residential housing is allowed, NPISA'S should also be similarly allowed without consideration of their distance from a residential district.

B. NPISA'S will be allowed in M1 zones if the NPISA'S are within 400 feet of an "R" district.



SRO NEW CONSTRUCTION ZONING ANALYSIS FOR A 10,000 SQUARE FEET SITE.

ZONE	1 MAXIMUM FLOOR AREA RATIO	2 MAX. FLOOR AREA FOR BUILDING	3 MAX NO. OF SRO UNITS	4 ESTIMATED POP'L (AT 1.2 PEOPLE PER UNIT)	5 PROPOSED LOT AREA PER SRO UNIT	6 AVG. SRO UNIT SIZE (GROSS)	7 AVG. SRO UNIT SIZE NET = 80% GROSS*	8 AVG. SRO UNIT SIZE NET = 75% GROSS*	9 NO. OF PARKING SPACES
R4 (SEE BELOW)	0.75	7,500	34	41	293	220	176	165	0**
R5 (SEE BELOW)	1.25	12,500	41	49	243	305	243	229	12
R6B	2.00	20,000	67	80	149	299	239	224	13
R6	2.43	24,300	80	96	125	304	243	228	16
R6*, R6A, R7B	3.00	30,000	101	121	99	297	238	223	20
R7	3.44	34,400	114	137	87	301	241	226	23
R7*, R7A, R8B	4.00	40,000	135	162	74	296	237	222	27
R7X	5.00	50,000	169	203	59	296	236	222	34
R8, R8A, R8X	6.02	60,200	186	223	53	324	259	243	37
R9, R9A	7.52	75,200	233	280	42	322	258	242	47
R9X	9.00	90,000	259	311	38	347	278	260	52
R10, R10A	10.00	100,000	288	346	34	347	277	260	58
R6* IS FOR QUALITY HOUSING WIDE STREET PROVISIONS.									
(1) MAX. FLOOR AREA RATIO IS GIVEN BY THE ZONING RESOLUTION.									
(2) MAX. FLOOR AREA IS THE LOT AREA (10,000 SQ. FT.) MULTIPLIED BY THE MAX FLOOR AREA RATIO FOR EACH ZONE.									
(3) MAX. # OF SRO UNITS IS THE LOT AREA DIVIDED BY THE REQUIRED LOT AREA PER UNIT.									
(4) THE ESTIMATED POPULATION IS THE SAME AS FOR STANDARD HOUSING ON THE SAME SIZED ZONING LOT.									
(5) PROPOSED LOT AREA/SRO UNIT IS THE LOT AREA (10,000 SQ. FT.) DIVIDED BY THE MAX NUMBER OF UNITS.									
(6) AVG. SRO UNIT SIZE (GROSS) IS THE MAXIMUM FLOOR AREA DIVIDED BY THE MAXIMUM NUMBER OF SRO UNITS.									
(7) & (8) AVG. SRO UNIT SIZE (NET) IS THE AVG. UNIT SIZE GROSS MULTIPLIED BY THE EFFICIENCY PERCENTAGE (.8 OR .75).									
(9) NO. OF PARKING SPACES IS THE MAX. NO. OF SPACES FOR THE MAX NO. OF UNITS MULTIPLIED BY .3 IN R4 AND R5 DISTRICTS AND .2 IN R6 THROUGH R10 DISTRICTS.									
* - AVERAGE SRO UNIT SIZES ASSUME THAT A DEVELOPER WILL BUILD TO THE MAXIMUM ALLOWABLE DENSITY.									
** - SEE WAIVER PROVISIONS ON PARKING SPACE REQUIREMENTS.									
NOTE FROM R4 AND R5 - SRO'S IN R4 AND R5 ZONES WILL ONLY BE ALLOWED IN THOSE PARTS OF SUCH AREAS WHICH HAVE C1 OR C2 OVERLAYS									

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Dated for September 5, 1995

MULTIPLE DWELLING LAW CHANGES.

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STATE OF NEW YORK

BILL NUMBER

IN ASSEMBLY  
Date

Introduced by

An ACT to amend the multiple dwelling law of the state of New York in relation to single room occupancy.

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. Paragraph a of subdivision 8 of section 4 of the multiple dwelling law is amended to read as follows:

8. a. A class "A" multiple dwelling is a multiple dwelling which is occupied, as a rule, for permanent residence purposes. This class shall include tenements, flat houses, maisonette apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, single room occupancy units or buildings created after January 1, 1995, and all other multiple dwellings except class B multiple dwellings.

§2. Subdivision 16 of section 4 of the multiple dwelling law is amended to read as follows:

16. "Single room occupancy" is (i) the occupancy by one or two persons of a single room, or of two or more rooms which are

(1)

joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment for purposes of permanent residency, or (ii) the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other dwelling units within a multiple dwelling, so that the occupant or occupants reside for purposes of permanent residency. When a class A multiple dwelling is used wholly or in part for single room occupancy, it remains a class A multiple dwelling.

A "single room occupancy unit" is a dwelling unit used for single room occupancy purposes, and a "single room occupancy apartment" is an apartment containing two or more single room occupancy units. A "single room occupancy building" is a multiple dwelling in which twenty-five percent or more of its dwelling units are single room occupancy units.

§3. Subdivision 4 of section 9 of the multiple dwelling law of the state of New York is amended to read as follows:

(4) No dwellings shall be altered so as to be in violation of any provision of this chapter relating to dwellings of like class and kind erected after April eighteenth, nineteen hundred twenty-nine, except that it shall be sufficient for the purposes of this section that tenements shall comply with article seven, converted dwellings comply with article six unless otherwise noted, and lodging houses comply with section sixty-six. Nothing in this section shall, however, be deemed to prohibit the

conversion or alteration of any multiple dwelling, other than a converted dwelling and a lodging house, from a class A to a class B multiple dwelling, or vice-versa, provided that the entire dwelling is of fireproof construction and is made to conform to the applicable provisions of section sixty-seven, unless otherwise noted, and to all other provisions of this chapter applicable to ~~multiple dwellings of like class and kind erected before April~~ eighteenth, nineteen hundred and twenty-nine.

§4. Subdivision 2 of section 31 of the multiple dwelling law is amended to read as follows:

2. Except as in this section and in section thirty-three otherwise expressly provided, rooms, except kitchens, water-closet compartments and bathrooms, shall meet the following minimum requirements as to size:

[a. In each apartment in a class A multiple dwelling there shall be at least one living room containing at least one hundred thirty-two square feet of floor area.

b. Every living room, except as provided in paragraph e, shall contain at least eighty feet of floor space.

c. Every room shall be at least eight feet high, the measurements to be taken from the finished floor to the finished underside of the ceiling beams except that as many as four beams crossing the ceiling of any basement room may be disregarded if none of them exceeds twelve inches in width or extends below the ceiling more than six inches.

d. Every living room shall be at least eight feet in its least horizontal dimension, except as provided in paragraph e and

except that any number of bedrooms up to one-half of the total number in any apartment containing three or more bedrooms may have a least horizontal dimension of seven feet or more.]

a. Every room shall be at least eight feet high, the measurements shall be taken from the finished floor to the finished underside of the ceiling beams except that as many as four beams crossing the ceiling of any basement floor may be disregarded if none of them exceeds twelve inches in width or extends below the ceiling more than six inches.

b. Every living room shall be at least eight feet in its least horizontal dimension, except as provided in paragraphs d and e, and except that any number of bedrooms up to one-half of the total number in any apartment containing three or more bedrooms may have a least horizontal dimension of no less than seven feet.

c. In class A multiple dwelling apartments:

i. There shall be at least one living room containing no less than one hundred thirty-two square feet of floor space.

ii. Every other living room shall contain at least eighty square feet of floor space.

d. In class A single room occupancy units:

i. In units created after January 1, 1995, there shall be at least one living room containing no less than one hundred ten square feet of floor space and have a least horizontal dimension of no less than eight feet that may contain a microwave oven. If any other food preparation equipment is provided in such a unit at the time it is created, such room shall contain at least one hundred twenty square feet of floor space.

ii. In an existing building converted to a single room occupancy building, a single room occupancy unit may be no less than sixty square feet in floor space and have a least horizontal dimension of no less than six feet if such room complied with all applicable laws on December 9, 1955 and has not been altered since then so as to have less floor space.

iii. Every additional room within a single room occupancy unit created as a result of new construction shall contain at least seventy-five square feet of floor space and every additional room in a single room occupancy unit created as a result of conversion or substantial rehabilitation of an existing building shall contain at least sixty square feet of floor space and have a least horizontal dimension of no less than six feet.

e. A one-room apartment in a class B multiple dwelling may be as small as sixty square feet in its floor area and six feet in its least dimension.

§5. Section 76 of the multiple dwelling law is amended by adding thereto a new subdivision 8 to read as follows:

8. Class A multiple dwellings containing single room occupancy units created after January 1, 1995.

a. Class A multiple dwellings containing single room occupancy units shall have at least one bath or shower, one wash basin and one water-closet for every four single room occupancy units or fraction thereof.

b. There shall be access to each required water-closet and bathroom without passing through any other single room occupancy unit, except that any water-closet, wash basin or bathroom that

connects directly with any single room occupancy unit shall be deemed to be available only to the occupants of such unit or to the occupants of a second unit, if such second single room occupancy unit also connects directly to the bathroom or water-closet and neither of the units nor the water-closet, wash basin or bathroom shall be included in the computations for the required number of water-closets and bathrooms.

§6. Paragraphs b, c, and d of subdivision 6 of section 102 of the multiple dwelling law are amended to read as follows:

(b) In a class A dwelling or section thereof not exceeding six stories in height, for which plans shall have been filed in the department before September first, nineteen hundred fifty-one, only one stair shall be required, provided the number of apartments having access to such stair on each story does not exceed six or, in the case of a single room occupancy building, twenty single room occupancy units, and the aggregate number of living rooms in such apartments does not exceed twenty, except that the total number of rooms above the first story shall not exceed one hundred or, in the case of a single room occupancy building, one hundred single room occupancy units and the total number of apartments shall not exceed thirty or, in the case of a single room occupancy building, one hundred single room occupancy units. In the case of a building with both apartments and single room occupancy units, each single room occupancy unit shall be considered one living room and every three and one-third single room occupancy units or fraction thereof shall be considered one apartment. Such stair shall in addition comply with all the

provisions of section one hundred forty-eight relating to stairs in non-fireproof dwellings, except that in lieu of a window such stair may have at each story an opening to a street or to a lawful yard or court other than a court on a lot line. Such opening shall be at least forty square feet in area and five feet in width, and shall be furnished with a properly secured guard railing at least five feet in height and approved by the department. Such opening shall be kept continuously open to the outer air. No means of egress from any apartment to such stair shall be more than twenty-five feet distant therefrom.

(c) In a class A dwelling or section thereof not exceeding six stories in height only one stair shall be required, provided the number of living rooms and single room occupancy units on any story above the entrance story does not exceed twenty in the aggregate. If the number of living rooms and single room occupancy units on any story or section thereof above the entrance story exceeds twenty in the aggregate, there shall be an additional stair for each twenty rooms and single room occupancy units in the aggregate or fraction thereof on any such floor or section in excess of twenty, except that if the number of living rooms and single room occupancy units on such story or section above the entrance story exceed thirty in the aggregate, in lieu of an additional stair one stair and every public hall connected therewith may be four feet six inches in clear width. In the case of a building with both apartments and single room occupancy units, each single room occupancy unit shall be considered one living room and every three and one-third single room occupancy units or fraction thereof shall be considered one apartment. Such



stair shall be completely separated from every other stair, fire-stair, fire-tower, public hall and shaft by fireproof walls. Doors to stairs, fire-stairs, and fire-tower balconies from any public hall in such a dwelling or section shall be at least three feet wide, self-closing and fireproof, with their assemblies also fireproof. The panels of every door shall be glazed with clear wire glass and no pane thereof shall exceed three hundred sixty square inches in area, so as to provide so far as practicable an unobstructed view of the stair from each public hall. Glass panels shall be at least twelve inches and not more than sixteen inches above the floor of the public hall. Public halls providing access to any such enclosed stair shall be lighted and ventilated as prescribed for non-fireproof dwellings in section one hundred forty-nine. No means of egress from any apartment to such a stair shall be more than fifty feet distant therefrom.

(d) In a class A dwelling or section thereof not exceeding six stories in height only one stair shall be required, provided the number of apartments having access to such stair at each story does not exceed eight or the number of single room occupancy units having access does not exceed twenty five, and the aggregate number of single room occupancy units or of living rooms in such apartments does not exceed twenty-five, except that the total number of living rooms above the first story shall not exceed one hundred twenty-five and the total number of apartments and single room occupancy units above the first story shall not exceed forty and one hundred twenty-five, respectively. In the case of a building with both apartments and single room occupancy units, each single room occupancy unit shall be considered one living

room and every three and one-third single room occupancy units or fraction thereof shall be considered one apartment. No means of egress from any apartment to such stair shall be more than twenty-five feet distant therefrom. Doors and stair enclosures shall conform to the provisions of paragraph c.

~~§7.~~ Subdivisions ~~1 and 2~~ of section 235 of the multiple dwelling law are amended to read as follows:

1. Every non-fireproof tenement erected after May fifteen, nineteen hundred two, containing more than twenty-six apartments or suites of rooms or, in the case of single room occupancy buildings, eighty-six single room occupancy units above the entrance story shall have an additional stair for every twenty-six apartments or suites or, in the case of single room occupancy buildings, eighty-six single room occupancy units, or fraction thereof; except that if such tenement contains not more than thirty-six apartments or, in the case of single room occupancy buildings, one hundred twenty single room occupancy units, above the entrance story, in lieu of an additional stair the stairs, stair halls and entrance halls throughout the entire tenement may each be at least one-half wider than is specified in sections two hundred thirty-four, two hundred thirty-seven and two hundred thirty-eight. In the case of a building with both apartments and single room occupancy units, every three and one-third single room occupancy units or fraction there-of shall be considered one apartment.

2. The number of apartments on any story in any non-fireproof tenement may be altered, if the number of living rooms and single

room occupancy units on such story is not increased by more than twenty per centum in the aggregate. If the number of living rooms and single room occupancy units on any story or section thereof above the entrance story exceeds twenty in the aggregate, there shall be an additional stair for each twenty rooms and single room occupancy units in the aggregate or fraction thereof on any such story or section thereof, except that if the number of living rooms and single room occupancy units on any such story or section does not exceed thirty in the aggregate, in lieu of an additional stair one stair and every public hall connected therewith may be at least one-half wider than is specified in sections two hundred thirty-four, two hundred thirty seven and two hundred thirty-eight. In the case of a building with both apartments and single room occupancy units, each single room occupancy unit shall be considered one living room and every three and one-third single room occupancy units or fraction thereof shall be considered one apartment.

§8. Subdivisions 1, 2, 3, and 5 of section 236 of the multiple dwelling law are amended to read as follows:

1. Except as in this section otherwise provided, every fireproof tenement erected after May fifteenth, nineteen hundred two, containing more than thirty six apartments or suites of rooms or, in the case of single room occupancy buildings, one hundred twenty single room occupancy units, above the entrance story, shall have an additional stair for every additional thirty six apartments or suites or, in the case of single room occupancy buildings, one hundred twenty single room occupancy units, or

fraction thereof. In the case of a building with both apartments and single room occupancy units, every three and one-third single room occupancy units or fraction there-of shall be considered one apartment.

2. If such tenement contains not more than forty-eight apartments or suites or, in the case of single room occupancy buildings, one hundred sixty single room occupancy units, above the entrance story, in lieu of an additional stair the stairs, stair halls and entrance halls throughout the entire tenement may each be at least one-half wider than is specified in sections two hundred thirty four, two hundred thirty-seven and two hundred thirty-eight. In the case of a building with both apartments and single room occupancy units, every three and one-third single room occupancy units or fraction there-of shall be considered one apartment.

3. If such tenement contains not more than seventy-two apartments or suites or, in the case of single room occupancy buildings, two hundred forty single room occupancy units, but not more than eighty-four apartments or suites or, in the case of single room occupancy buildings, two hundred eighty single room occupancy units, above the entrance story, in lieu of an three stairs there may be only two stairs, provided that one of such stairs and the entrance halls connected therewith are at least one-half wider in sections two hundred thirty-four, two hundred thirty-seven and two hundred thirty-eight. In the case of a building with both apartments and single room occupancy units, every three and one-third single room occupancy units or fraction there-of shall be considered one apartment.

5. The number of apartment on any story in any fireproof tenement may be altered, if the number of living rooms and single room occupancy units on such story is not increased by more than thirty per centum in the aggregate. If the number of living rooms and single room occupancy units on any story or section thereof above the entrance story exceeds thirty in the aggregate, there shall be an additional stair for each thirty rooms and single room occupancy units in the aggregate or fraction thereof on any such story or section thereof except that if the number of living rooms and single room occupancy units on any such story or section does not exceed forty in the aggregate, in lieu of an additional stair one stair and every public hall connected therewith may be at least one-half wider than is specified in sections two hundred thirty-four, two hundred thirty-seven and two hundred thirty-eight; but in every such tenement erected before May sixteenth, nineteen hundred thirteen, and altered as herein permitted, the occupancy of each additional apartment or single room occupancy unit shall have access to at least two independent means of egress, which shall be made to conform to the requirements of section two hundred thirty-one for fireproof tenements erected after such date. In the case of a building with both apartments and single room occupancy units, each single room occupancy unit shall be considered one living room and every three and one-third single room occupancy units or fraction thereof shall be considered one apartment.

§9. Subdivisions 3 through 17 of section 248 of the multiple dwelling law are amended to read as follows:

3. The [number of rooms shall not be increased nor shall the] light or ventilation of any room shall not be impaired.

4. a. [No room in any apartment shall be so occupied unless each room therein] Each single room occupancy unit shall have free and unobstructed access to each required means of egress from the dwelling without passing through any [sleeping room] other single room occupancy unit, bathroom or water-closet compartment.

b. There shall be access to a second means of egress [within the apartment] from any single room occupancy unit without passing through any public stair or public hall. On and after July first, nineteen hundred fifty-seven every tenement used or occupied for single room occupancy in whole or in part under the provisions of this section and which does not have at least two means of egress accessible to each [apartment] single room occupancy unit and extending from the ground story to the roof, shall be provided with at least two means of egress, or, in lieu of such egress, every stair hall or public hall, and every hall or passage within [an] a single room occupancy apartment, shall be equipped on each story with one or more automatic sprinkler heads approved by the department. Elevator shafts in such tenements shall be completely enclosed with fireproof or other incombustible material and the doors to such shafts shall be fireproof or shall be covered on all sides with incombustible material.

c. Where access to a required means of egress is provided through a room, such access to such room shall be through a clear opening at least thirty inches wide extending from floor to ceiling and such opening shall not be equipped with any door or

door frame, or with any device by means of which the opening may be closed, concealed or obstructed.

d. All doors which open to any public hall or required stair hall and the door assemblies shall be fireproof with the doors self-closing. In lieu of such requirement, in every single room occupancy building created after January 1, 1995, every stair hall or public hall, and every hall or passage within a single room occupancy apartment shall be equipped on each story with one or more automatic sprinkler heads approved by the department. Additionally, after such date, all doors that open to any public hall or required stair hall and the door assemblies shall be self-closing.

e. All doors opening from any [room] single room occupancy unit or single room occupancy apartment to any hall or passage [within an apartment] shall be self-closing and all transoms within [an] a single room occupancy unit or single room occupancy apartment shall be permanently closed. All plain glass shall be removed from such doors and transoms and replaced with wire glass, wood or other non-shatterable material satisfactory to the department.

f. [Directly over the opening to every required means of egress within an apartment, there] There shall be a sign of a type approved by the department marked "Fire Exit" and lighted in red at all times to indicate clearly the location of [the] any means of egress, and on the walls of any hall or passage [within the apartment] leading to [such] the closest means of egress there shall be maintained at all times reflective arrows to indicate clearly the direction and location of the fire exit.

g. Every hall or passage [within an apartment] shall be unobstructed and well lighted at all times with a minimum of one foot-candle of light, unless superseded by another provision of law.

h. [All] If a hall or passage within a single room occupancy apartment or a public hall or passage within a single room occupancy building is not equipped with automatic sprinkler heads, then the wood wainscoting within such hall or passage, except a flat base not exceeding ten inches in height, shall be removed [from every hall or passage within an apartment] or a coating of intumescent paint of a type approved by the department shall be applied to the wood wainscoting within such hall or passage.

5. In every such [dwelling] single room occupancy building which is not fireproof every hall or passage within [an] a single room occupancy apartment and every single room occupancy unit shall be equipped with a sprinkler system, which shall be extended so as to have at least one sprinkler head in every [room] single room occupancy unit. The construction and arrangement of such sprinkler system shall comply with the requirements of the department. In lieu of such requirement, in every single room occupancy building created after January 1, 1995, there may be a one hour fire resistance rating between units.

6. There shall be provided in each such dwelling an adequate and reliable fire alarm system, approved by the fire commissioner by means of which alarms of fire or other danger may be instantly communicated to every portion of the dwelling. Where, throughout the dwelling, a closed-circuit automatic thermostatic fire-detecting system is installed which actuates an interior fire



alarm system, or where, throughout the dwelling, an approved-type automatic sprinkler system is installed which actuates an interior fire alarm system by the flow of water through such sprinkler system, a watchman need not be provided as required in subdivision fifteen of this section. In lieu of such requirement, in every single room occupancy building created after January 1, 1995 containing less than thirty single room occupancy units, there shall be a smoke detector within each single room occupancy unit which shall operate using the electrical system of the building and shall operate using a battery should the electrical system within the building not function. In single room occupancy buildings which are newly constructed or which are substantial rehabilitations of existing buildings, all such smoke detectors shall be linked with one another in such a manner that should any smoke detector fail to operate, the remainder shall continue to operate.

7. [There shall be a] Where a bulkhead in the roof is used as a second means of egress, then such bulkhead shall be fire-retarded [bulkhead in the roof connecting] and connected directly with the highest portion of any stairway to the roof, [which bulkhead] and shall contain a fireproof door and assembly with the door self-closing. The stairs leading to such bulkhead shall be fireproof or fire-retarded as required for public stairways in the other parts of such dwelling.

8. a. Every wash basin, bath, shower, sink and laundry tub shall be provided with an adequate supply of hot and cold water.

b. [When] In every single room occupancy building created on or prior to January 1, 1995, when the number of occupants of such

a dwelling is eleven or more, there shall be provided for them in such dwelling at least one laundry tub and facilities for drying clothes.

9. Cooking shall be permitted only in kitchens and cooking spaces complying with the provisions of section thirty-three. Any gas fixture in such spaces shall be connected with permanent, rigid piping. ~~The use of any movable cooking apparatus, except~~ for microwave ovens, in any sleeping room is unlawful.

10. a. There shall be a [central] permanent heating system adequate to heat every sleeping room in a dwelling to the temperature requirements prescribed by subdivision one of section seventy-nine of this chapter.

b. [The use of any movable heating apparatus in any sleeping room is unlawful.

c.] Every boiler room shall be constructed in accordance with the provisions of section sixty-five and shall be adequately ventilated.

11. a. No [room] single room occupancy unit may be occupied for sleeping purposes unless it has a window or windows with an aggregate glazed area of at least ten per centum of the total floor area of such room. Each such window shall be at least twelve feet in area and so constructed that at least half of its area may be opened.

b. Any [room] single room occupancy unit on a top story may be lighted and ventilated by a skylight of the same area as required for windows and arranged to provide an opening of at least six square feet for ventilation.

c. In every [sleeping room] single room occupancy unit, except a room on the top story so lighted and ventilated, there shall be at least one window meeting the requirements of section two hundred thirteen, except as otherwise specified in this subdivision, opening upon a street or upon a yard, court or shaft meeting the requirements of section two hundred twelve, but in no case shall such a court or shaft be less than twenty-eight inches in width.

d. Every room shall be adequately lighted by electricity. The use of gas or any other type of open flame lighting is unlawful.

12. No [room] single room occupancy unit may be occupied for sleeping purposes by more than two adults considering children of twelve years or more as adults and two children between the ages of two and eleven years inclusive as the equivalent of one adult. Children under two years of age need not be considered as occupants.

13. Every room rented for single room occupancy and all furniture and bedding therein shall be thoroughly cleansed before occupancy. Except in single room occupancy buildings created after January 1, 1995, [and] every sleeping room shall be thoroughly cleansed at least once a week thereafter.

When bed linens are provided they shall be changed at least once every week. When the rent includes the use of towels, at least one bath towel and two hand towels shall be provided every week for each occupant. Such cleansing and service shall be the exclusive obligation of the person from whom the occupant rents such room.

14. Except as provided in subdivision thirteen, the owner shall maintain the dwelling in conformity with section eighty relating to cleanliness.

15. [There shall be a competent manager living on the premises, who shall be responsible for the conduct, operation and maintenance of the dwelling, and, except as provided in subdivision ~~six~~ of this section, there shall also be on the premises at all times a competent watchman in charge of the dwelling.] For rooming units, and single room occupancy units created on or prior to January 1, 1995, a manager, who may be the owner, shall reside in every rooming house or multiple dwelling used for single room occupancy, except that two adjoining or connected single room occupancy buildings may be under the same supervision. The manager shall be responsible for the operation and maintenance of the dwelling. For single room occupancy units created after January 1, 1995, the person who performs janitorial services for a single room occupancy building containing nine or more single room occupancy units shall reside in or within a distance of one block or two hundred feet from the building, whichever is greater, unless the owner or manager resides in the building. Where two or three multiple dwellings are connected or adjoining, it shall be sufficient, however, that the person who performs janitorial services, reside in one of these, but no person who performs janitorial services for more than one multiple dwelling may service more than sixty-five single room occupancy or dwelling units. Regardless of residence, the janitor must have a telephone where the janitor may reasonably be expected to be reached.

16. It shall be unlawful to rent any [room] single room occupancy unit for a period of less than a week.

17. In each such [dwelling] single room occupancy building a register shall be kept, which shall show the name, signature, residence, date of arrival and date of departure of each occupant and the [room] single room occupancy unit occupied by him.

§10. Section 248 of the multiple dwelling law is amended by adding thereto new subdivisions 18 and 19 to read as follows:

18. Every single room occupancy unit created after January 1, 1995, shall contain at least one bed, one table or desk, one chair and one electric light controlled by a switch as well as supply and hanging storage. Plans for single room occupancy units must be submitted to the department showing that such units can reasonably accommodate such furniture in accordance with criteria established by the department.

19. Single room occupancy buildings shall meet the standards set forth in this section for all public spaces. Dwelling units within single room occupancy buildings that are not single room occupancy units may meet such class A standards as are permitted by other sections of this chapter for individual units. Single room occupancy units in dwellings that are not single room occupancy buildings shall meet the standards set forth for such units under subdivisions 1 through 5, 7 through 14, 16 and 18 of this section. However, all other portions of the building shall meet all relevant laws, rules or regulations.

§11. This law shall take effect immediately upon its enactment.

ADMINISTRATIVE CODE SRO REVISIONS

Int. No.

By

A LOCAL LAW

To amend the administrative code of the city of New York, in relation to single room occupancy housing.

Be it enacted by the Council as follows:

Section one. Section 27-232 of the administrative code of the city of New York is amended by adding thereto a new definition to follow the definition of SINGLE POLE SCAFFOLD to read as follows:

SINGLE ROOM OCCUPANCY. (See paragraph 15 of subdivision a of section 27-2004 of chapter 2 of this code).

§2. Section 27-265 of such code is amended to read as follows:

§27-265 Occupancy group J-2. Shall include buildings with three or more dwelling units that are primarily occupied for the shelter and sleeping accommodation of individuals on a month-to-month or longer-term, and shall also include single room occupancy buildings used for permanent residency purposes and created after January 1, 1995. The period for which rent is due shall not be considered in determining the occupancy group of a single room occupancy building.

§3. Section 27-292.4 of such code is amended by adding thereto a new subdivision d to read as follows:

(d) (i) This subarticle shall not apply to single room occupancy buildings of greater than four floors which are altered or created after January 1, 1995, except to the extent that at least ten percent of the dwelling units in such building shall be adaptable for people having physical disabilities and shall either have bathroom and kitchens or kitchenettes within such dwelling units or have common bathroom and kitchens or kitchenettes accessible to people having physical disabilities.

(ii) This subarticle shall not apply to single room occupancy buildings having less than five floors, if such buildings were not accessible to people having physical disabilities on or prior to January 1, 1995. However, single room occupancy buildings that were accessible to people having physical disabilities on or prior to January 1, 1995, shall upon alteration, have, at minimum, the entire first floor of such building accessible to people with physical disabilities.

§4. Paragraphs d and e of subdivision 1 of section 27-366 of such code is amended to read as follows:

(d) Buildings classified in occupancy group J-2 occupied exclusively by not more than one family, or three individuals in single room occupancy units, on each story without boarders, roomers or lodgers and not more than three stories and forty feet in height, and the stair enclosure is provided with automatic sprinkler protection complying with the construction provisions of subchapter seventeen of this chapter and without openings between any garage and the exit passageway.

(e) Buildings classified in occupancy group J-2 not more than three stories and forty feet in height occupied by not more than four families, or eleven individuals in single room occupancy units, on each story.

§5. Section 27-751 of such code shall be amended by adding thereto a new subdivision f to read as follows:

(f) In existing buildings converted to a single room occupancy building, a single room occupancy unit shall be no less than sixty square feet in floor area and shall have a least horizontal dimension of no less than six feet if such room complied with all applicable laws on December 9, 1955 and has since not been altered to have less floor area.

§6. Paragraph 1 of subdivision a of section 27-968 of such code is amended to read as follows:

(1) Hotels, motels, lodging houses, dormitories, and single room occupancies existing on January 1, 1995, having more than fifteen sleeping rooms or accommodating more than fifteen lodgers above the first or ground story.

§7. Subparagraph a of paragraph 8 of subdivision a of section 27-2004 of such code is amended to read as follows:

a. A class "A" multiple dwelling is a multiple dwelling which is occupied, as a rule, for permanent residence purposes. This class shall include tenements, flat houses, maisonette



apartments, apartment houses, apartment hotels, bachelor apartments, studio apartments, duplex apartments, kitchenette apartments, garden-type maisonette dwelling projects, single room occupancy buildings created after January 1, 1995, and all other multiple dwellings except class B multiple dwellings.

§8. Paragraph 15 of subdivision a of section 27-2004 of such code is amended to read as follows:

15. Rooming unit shall mean one or more living rooms arranged to be occupied as a unit separate from all other living rooms, and which does not have both lawful sanitary facilities and lawful cooking facilities for the exclusive use of the family residing in such unit. It may be located either within an apartment or within any class A or class B multiple dwelling. A rooming unit shall not include a living room in a class B hotel, a class A single room occupancy unit created after January 1, 1995, or any other dwelling complying with section sixty-seven of the multiple dwelling law and so classified and recorded in the department.

§9. Paragraph 17 of subdivision a of section 27-2004 of such code is amended to read as follows:

17. Single room occupancy" is (i) the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof reside separately and independently of the other occupant or occupants of the same apartment for permanent residence purposes, or (ii) the occupancy by one or more persons of a single room, or

of two or more rooms which are joined together, separated from all other units within a multiple dwelling, so that the occupant or occupants reside for permanent residence purposes. When a class A multiple dwelling is used wholly or in part for single room occupancy, it remains a class A multiple dwelling.

A room or rooms occupied for single room occupancy purposes is a "single room occupancy unit," and a building consisting of more than twenty-five percent single room occupancy units is a "single room occupancy building." An apartment containing single room occupancy units is a "single room occupancy apartment."

§10. Section 27-2051 of such code is amended to read as follows:

§27-2051 Maintenance of rooming units and single room occupancy units. [A] For rooming units, and single room occupancy units existing on January 1, 1995, a manager, who may be the owner, shall reside in every rooming house or multiple dwelling used for single room occupancy, except that two adjoining or connected rooming houses may be under the same supervision. The manager shall be responsible for the operation and maintenance of the dwelling. For single room occupancy units created after January 1, 1995, the person who performs janitorial services for a single room occupancy building containing nine or more single room occupancy units shall reside in or within a distance of one block or two hundred feet from the building, whichever is greater, unless the owner or manager resides in the building. Where two or three multiple dwellings are connected or adjoining, it shall be

sufficient, however, that the person who performs janitorial services, reside in one of these, but no person who performs janitorial services for more than one multiple dwelling may service more than sixty-five single room occupancy or dwelling units. Regardless of residence, the janitor must have a telephone where the janitor may reasonably be expected to be reached.

§11. Section 27-2066 of such code is amended by adding thereto a new subdivision g to read as follows:

g. The provisions of this section shall not apply to single room occupancy units created after January 1, 1995.

§12. Subdivision a of section 27-2067 of such code is amended to read as follows:

a. Every building containing rooming units existing on January 1, 1995, and each individual apartment therein used for single room occupancy, shall contain at least one water-closet, washbasin and bath or shower for each six persons lawfully occupying rooming units therein, and for any remainder of less than six persons. At least one water-closet shall be located on any floor containing a rooming unit. If there are not more than two rooms on the first story above the basement in said rooming house, no water-closet is required on such floor but the occupants of the room shall be counted in determining the required number of facilities.

§13. Subdivisions b through d of section 27-2067 of such code are relettered as subdivisions c through e, respectively, and a new subdivision b is added to read as follows:

b. i. Class A multiple dwellings containing single room occupancy units shall have at least one bath or shower, one wash basin and one water-closet for every four single room occupancy units, and for any remainder of less than four such units.

ii. There shall be access to each required water-closet and bathroom without passing through any other single room occupancy unit, except that any water-closet, wash basin or bathroom that connects directly with any single room occupancy unit shall be deemed to be available only to the occupants of any such unit or to the occupants of a second unit, if such second single room occupancy unit also connects directly to the bathroom or water-closet. No such units nor the water-closet, wash basin or bathroom shall be included in the computations for determining the required number of water-closets and bathrooms.

iii. At least one water-closet shall be located on every floor in a class A multiple dwelling containing single room occupancy units except that if there are not more than two such units on the first story above the basement in said building, no water-closet is required on such floor, but those units shall be counted in determining the required number of water-closets and bathrooms.

§14. Chapter 2 of title 27 of such code is amended by adding thereto a new section 27-2067.1 to read as follows:

Section 27-2067.1 In every single room occupancy building created after January 1, 1995 the occupants shall be provided with food preparation equipment, food preparation facilities or the capacity for central food service, as follows:

a. There shall be provided food preparation equipment including a sink, a microwave oven and a refrigeration unit within each single room occupancy unit; or

b. There shall be one common kitchen or kitchenette for every ten single room occupancy units for which central food service or food preparation equipment is not provided in accordance with paragraphs a or c of this section. However, occupants of each single room occupancy unit shall be supplied with secured refrigerator storage space, either within the single room occupancy unit occupied by such person or within a common kitchen or kitchenette, except that if there are not more than two single room occupancy units on the first story above the basement in said building, no common kitchen is required on such floor, but those units shall be counted in determining compliance with this section; or

c. There shall be a dining area with appropriate numbers of tables and chairs where meals may be served to occupants of the building and the capacity to provide a central food service, either within or without the building. In single room occupancy buildings containing fifty or more single room occupancy units for which food preparation equipment or food preparation facilities is not provided in accordance with paragraphs a or b, the central food service and dining area shall have the capacity to serve hot meals at any one time to twenty percent of the

occupants of such building not covered under subdivisions a and b of this section.

§15. Subdivision a of section 27-2074 of such code is amended by adding two new paragraphs 7 and 8 to read as follows:

(7) A single room occupancy unit created after January 1, 1995 in newly constructed buildings shall contain at least one living room with no less than one hundred ten square feet of floor space and have a least horizontal dimension of no less than eight feet and may contain a microwave oven. Every single room occupancy unit having food preparation equipment in accordance with section 27-2067.1 of this chapter shall contain no less than one hundred twenty square feet of floor space and have a least horizontal dimension of not less than eight feet.

(8) In an existing building converted to a single room occupancy building after January 1, 1995, a single room occupancy unit having one living room shall contain no less than sixty square feet of floor space and have a least horizontal dimension of not less than six feet if such room complied with all applicable laws as of December 9, 1955 and has not been altered since then so as to have less floor space. Such single room occupancy unit must also comply with all other relevant portions of this code.

§16. Subdivision a of section 27-2075 of such code is amended by adding thereto a new paragraph 3 to read as follows:

(3) A single room occupancy unit created after January 1, 1995 which contains floor space of one hundred fifty square

feet or greater shall not be occupied by more than two persons.

§17. Subdivision a of section 27-2077 of such code is amended by adding thereto a new paragraph 5 to read as follows:

(5) class A single room occupancy units created after January 1, 1995.

§18. Section 27-2079 of such code is REPEALED.

§19. This local law shall take effect immediately upon the passage by the State legislature of all necessary legislation.

HC/Revisions/Codes Revisions



Regarding Complaint #: \_\_\_\_\_

## NOTICE TO CALL FOR INSPECTION

TO OWNER OR OCCUPANT OF \_\_\_\_\_  
 (House Number, Street Name, Borough)

An attempt was made to inspect the above-referenced premises on \_\_\_\_\_, at \_\_\_\_\_ a.m. / p.m., in order to ensure compliance with the New York City Building Code, Zoning Resolution, Multiple Dwelling Law and/or Electrical Code.

You are hereby requested to contact the New York City Department of Buildings to arrange a date when these premises may be inspected.

**FAILURE TO COMPLY WITH THIS NOTICE  
 MAY RESULT IN THE DEPARTMENT OBTAINING AN ACCESS WARRANT  
 AUTHORIZING THE INSPECTION OF THE PREMISES.**

Please call \_\_\_\_\_ to make an appointment for an inspection. Thank you for your prompt attention to this matter.

Date \_\_\_\_\_ Inspector Name \_\_\_\_\_ Badge No. \_\_\_\_\_ Unit: \_\_\_\_\_  
 Inspector Name \_\_\_\_\_ Badge No. \_\_\_\_\_ Unit: \_\_\_\_\_

### Borough Office Inspection Contact Numbers

Borough	Manhattan	Bronx	Brooklyn	Queens	Staten Island
Location	280 Broadway, 4 <sup>th</sup> Fl New York, N.Y. 10007	1932 Arthur Ave., 5 <sup>th</sup> Fl Bronx, N.Y. 10457	Municipal Building 210 Joralemon St., 8 <sup>th</sup> Fl Brooklyn, N.Y. 11201	Borough Hall 120-55 Queens Blvd. Kew Gardens, N.Y. 11424	Borough Hall Staten Island, N.Y. 10301
Construction	(212) 566-5232	(718) 579-6906	(718) 802-3685	(718) 286-0610	(718) 816-2209
Plumbing	(212) 566-5341	(718)-579-6916	(718) 802-3723	(718) 286-0620	(718) 816-2208
Electrical	(212) 566-5354/0346	(718) 579-6888	(718) 802-4342	(718) 286-0640	(718) 816-2154

### Additional Inspection Contact Numbers

Unit	Façade Inspections	Central Inspections – Boilers	Central Inspections – Elevators	Special Project Inspection Team	Internal Audits and Discipline
Location	280 Broadway 4 <sup>th</sup> Fl . New York, N.Y. 10007	280 Broadway 4 <sup>th</sup> Fl . New York, N.Y. 10007	280 Broadway 4 <sup>th</sup> Fl . New York, N.Y. 10007	Municipal Bldg 1Centre St. 23 <sup>rd</sup> Fl. NY NY 10007	Available by phone only.
Contact	(212) 566-5120	(212) 566-5430	(212) 566-5512/5519/5524	(212) 669-8031	(212) 442-2000





Testimony of the Rent Stabilization Association  
Relating to Intro. 240, Intro. 368 and Illegal Conversions

June 7, 2011

RSA represents 25,000 members who own or manage more than one million apartments in the City of New York. We appreciate that the Housing and Buildings Committee is focusing on the important issue of illegal conversions. This issue has enormous consequences for both tenants and property owners alike.

The issue of illegal conversions and illegal alterations arises primarily in two different types of housing in the City- one-family and two-family homes and apartment buildings. In both of the scenarios, history has shown that neither government agencies nor property owners have adequate legal remedies available to them to address these problems. If the Council is serious about addressing illegal occupancies, agencies and owners must be able to access illegally converted or altered spaces in a timely manner and the public must be prepared to acknowledge the consequences of meaningful enforcement- people will lose the roofs over their heads and will need to be relocated.

Illegal conversions of one-family and two-family homes to multi-family homes and illegal subdivisions of units in these homes are common throughout the City. These widespread conversions have become a major source of housing in the City and oftentimes provide income which is essential to the homeowner so that mortgages, property taxes and other financial obligations can be paid. However, even when undertaken in a safe manner, illegal conversions of these homes can have an impact upon the quality of life in the community. When undertaken in an unsafe manner, there is a serious risk to life, health and safety.

Illegal conversions or alterations also occur in apartment buildings. As we all know, illegal partitions can have fatal consequences for innocent third parties such as firefighters, for the tenants and their neighbors, and for property owners. The legal consequences can end up at the owner's doorstep, even when the illegal partitions are installed by the tenant. Regardless of who is at fault, government agencies and property owners must have the right remedies and procedures in place to obtain access expeditiously, to correct the illegal condition and, if necessary, relocate the tenants.

The issue of illegal partitions in apartments becomes even more complicated because of the relationship between owners and tenants. Property owners are confronted with the following dynamic. They rent an apartment to a tenant. After the rental begins, what occurs behind the closed doors of a tenant's apartment is unknown to the owner. While tenants, generally, are prohibited from making alterations to an apartment without the owner's consent, as a practical matter it is often impossible for an owner to know whether this has occurred. While the lease

may allow an owner to obtain access to an apartment, actually obtaining access can be much more difficult. In the case of illegal partitions, it is even more unlikely that the tenant will ever allow the owner into their apartment. This is also true for situations where tenants unlawfully rent out padlocked bedrooms in their apartments, which is yet another form of illegal conversion. Ironically, when owners have attempted to address this problem by replacing keys with electronic keycards to better control access to their buildings, they have often been criticized by tenants and elected officials.

Generally, owners have two choices: either ignore the situation or bring a case in Housing Court to obtain access. Ignoring the situation exposes the building's tenants and firefighters to harm and the owner to potential liability if a tragedy occurs. However, assuming they are aware of the situation, owners can retain counsel to bring an access case in Housing Court. Assuming the Court orders the tenant to provide access, the tenant may disobey the Court order, and the owner will need to send his attorney back to Housing Court to seek the tenant's eviction; experience tells us that Housing Court judges are unlikely to do so.

In other situations, the partitions are installed with the knowledge and consent of the owner. The installation may fully comply with all of the Code requirements relating to light and air, room size, electric outlets and switches, smoke and carbon monoxide detectors, and sprinklers but without a DOB permit. We suggest that DOB quickly formulate procedures so that those owners who seek to legalize their apartments can easily do so on an expedited basis.

Applicable laws and procedures should be reviewed with an eye towards developing a meaningful plan of action which makes fundamental changes. We do not believe that either Intro. 240, which proposes a violation punishable by a fine of \$1,000, or Intro. 368, which proposes a lengthy internal agency process prior to seeking access through the courts, are the answer.

Property owners, as well as government agencies such as HPD, Fire, Buildings and Health, need to have the necessary legal weapons available to them. The courts, too, must be willing partners in addressing this problem by prioritizing access cases, granting access orders and, where necessary, issuing orders of eviction. Ultimately, if the impediments of the court system obstruct the ability of agency personnel and property owners to address illegal conversions aggressively, then no legislation will have the desired effect.

Thank you for the opportunity to testify at this important hearing of the Committee.

AN ACT

To amend the administrative code of the city of New York, in relation to access by property owners to dwelling units

*The People of the State of New York, represented in Senate and Assembly, do enact as follows:*

Section 1. Section 27-2123 of the administrative code of the city of New York is amended to read as follows:

§ 27-2123. Court order of access to inspect premises. a. (1) A judge of any civil court of competent jurisdiction may, upon appropriate application by the department of buildings or the department of housing preservation and development or the fire department supported by an affidavit or affirmation, issue an order directing that access be provided to an officer or inspector of the department of buildings, or the department of housing preservation and development or the fire department to any premises or part thereof, whenever an inspection of any premises or part thereof is required or authorized by any state or local law or regulation or entry to such area is necessary for correction of a condition violating such law or regulation.

(2) A judge of any civil court of competent jurisdiction may, upon appropriate application by the registered owner or managing agent of any dwelling or multiple dwelling pursuant to section 27-2008 of this code or other provision of law or lease, supported by an affidavit or affirmation, issue an order directing that access be provided to such owner or agent, to any premises or part thereof, whenever an inspection of any premises or part thereof is required or authorized by any state or local law or regulation or entry to such area is necessary for correction of a condition violating such law or regulation, including but not limited to unlawful alterations such as the installation of partitions or other forms of room dividers without the requisite approval of the department of buildings, the unlawful use of rooms for living purposes, and the unlawful installation of locking devices on rooms used for sleeping purposes.

b. If the application pursuant to paragraphs (1) or (2) of this subdivision is found appropriate, the court may issue an order to show cause why the order of access should not be issued. If the respondent cannot with due diligence be served personally within the time fixed in such order, service may be made on such person by posting a copy thereof in a conspicuous place in the premises to which access is sought and by sending a copy thereof by certified mail, return receipt requested, to such person at his or her last known address.

c. The court shall set in the order of access specific dates and times for access.

d. The person, officer or inspector gaining access shall, before entry, give notice of his or her authority and purpose to any occupant of the premises and show such occupant the order or a copy thereof upon request.

e. Notwithstanding any other provision contained in section 27-2118 of article three of this subchapter, a person who after service of a certified copy of the order upon such person does not provide access or refuses to allow access to the person authorized to enter may be found guilty of contempt of court and may be required to pay a fine of a maximum of two hundred fifty dollars for willfully failing to provide or refusing to allow access. Service of the order shall be as the court directs or by personal service but if such cannot be made with due diligence within five days, service may be made by posting a copy of the order in a conspicuous place in the premises which is the subject of the order, and by sending a copy thereof by certified mail, return receipt requested, to such person at his or her last known address. Such person shall not be in contempt of court or be required to pay a fine if he or she establishes good and sufficient reason for a failure to be present when access was demanded.

f. Nothing herein shall be deemed to authorize an officer or inspector of the department or the registered owner or agent to enter any premises or part thereof if a person to whom an order is directed does not provide or refuses access.

g. Nothing herein shall affect the validity of inspections authorized and conducted under any other provision of law, rule or regulation without the issuance of an inspection warrant as provided in this article.

§2. This act shall take effect immediately upon its enactment into law.

TESTIMONY, CITY COUNCIL, JUNE 7, 2011

COMMITTEES ON HOUSING AND BUILDINGS & FIRE AND CRIMINAL JUSTICE SERVICES

Shafaq Islam

Community Development Project, Urban Justice Center

Good afternoon. My name is Shafaq Islam; I am an attorney at the Community Development Project of the Urban Justice Center. The Urban Justice Center is a project-based umbrella legal services and advocacy organization serving New York City residents. In the past 25 years, the Urban Justice Center has provided direct legal assistance, systemic advocacy and community education to low and moderate income rent regulated tenants in New York City. The Community Development Project (CDP) of the Urban Justice Center formed in September 2001 to provide legal, technical, research and policy assistance to grassroots community groups engaged in a wide range of community development efforts throughout New York City. Our work is informed by the belief that real and lasting change in low-income, urban neighborhoods is often rooted in the empowerment of grassroots, community institutions.

I am here to urge the Council to oppose both legislations Int. 240 and Int. 368. The negative effects of both pieces of legislation, if passed, far outweigh any positive impact they might have on NYC communities. We, at the Urban Justice Center, oppose any regulations that impede the growth of affordable housing.

First, the proposed revisions to Int. No. 240 are open to abuse and exploitation because of the overly broad language. Section §28-210.1b states that a violation can be issued “based on readily observable circumstantial evidence,” including a mailbox or doorbell in excess of the number of units authorized in a particular dwelling. Section §28-210.1 says that a dwelling shall be inspected when “the department has received a complaint of a condition which, *if observed*, would be identified by the department as an illegal residential conversion [emphasis added].” Such broad language may invite neighbors to place complaints with the Department of Buildings based on antagonism to a residence’s occupants rather than on actual evidence. Many of the occupants of basement apartments in Queens and eastern Brooklyn are recent immigrants and therefore more vulnerable to prejudice and discrimination. With the amendments, there is potential for an increase in violations issued and inspections ordered by the court based on frivolous complaints, even in legal apartments. Accordingly, DOB inspectors will waste unnecessary resources going on wild goose chases and unnecessarily impede the lives of innocent families. This will hardly develop the trust and respect inspectors need to work successfully in the communities.

It is undeniably important to protect tenants from dangerous conditions in apartments. However, not every illegal apartment is dangerous. With a few modifications, many of the presently illegal basement apartments could become legal dwellings. A process to legalize these

types of apartments will incentivize such conversions for homeowners by offering J-51 tax credits. This would simultaneously increase the stock of affordable, rent-stabilized housing in New York City while reducing homeowners' vulnerability to the foreclosure crisis.

The proposed revisions, however, could dampen homeowners' willingness to modify existing illegal apartments to meet legal standards. They may fear that applying for a permit to conduct modifications would open them to inspection, violation, and penalty for an existing illegal apartment. The penalties for an illegal conversion are excessively harsh. They include: being reported to the Internal Revenue Service, the New York State Department of Finance and Taxation, and the New York City Department of Finance, as well as a criminal misdemeanor punishable by a fine of up to twenty five thousand dollars or a year's imprisonment. These penalties do nothing to encourage homeowner/landlords to modify existing illegal apartments for increased safety. Instead, landlords may force their tenants to keep a yet lower profile and leave conditions unaddressed. They may remove the extra doorbell and the extra mailbox to avoid detection but the underlying issue, a lack of affordable housing, will still remain.

Lastly, Section §28-210.1 says that it is unlawful to convert a dwelling to be occupied by more than the legally authorized number of families as well as "to assist, take part in, maintain or permit the maintenance of such conversion." Under this section, it could be possible for supers and tenants to be subject to penalties as well as landlords. As is, the language of this code does more to threaten tenants than to protect them from unsafe housing conditions.



# **Pratt Center**

**for Community Development**

**Re Intro 240, Intro 368, and Oversight**

**Access Denied: Examining the City's Response to Illegal Use and Illegal Conversion Complaints**

**Testimony to New York City Council Committees on Housing and Buildings and Fire and Criminal Justice Services**

**Samuel Biele-Fisher, Industrial Business Assistance Coordinator**

**June 7, 2011**

Addressing the public health and safety issues raised by illegal conversions, while respecting New Yorker's rights to due process, and to privacy in their own homes, is a complex challenge, and we commend the Council and these committees for taking it on.

We are here to discuss the specific problem of illegal conversions of commercial and industrial space for residential use. Such conversions often create health and safety hazards; in addition, they undermine the industrial character of New York's remaining manufacturing neighborhoods, and accelerate the displacement of small businesses and the loss of manufacturing jobs. That displacement may begin with illegal residential occupancy of "work only" loft spaces, gather momentum as landlords seek special permits to legalize conversions, and culminate in rezonings that ultimately force land prices and rents up to levels manufacturers cannot afford.

In 2004 NYIRN collaborated with EWVIDCO and manufacturers in the East Williamsburg In-Place Industrial Park to document conversions of industrial space to residential usage. Together we recorded 30 locations within the industrial park containing illegal conversions. Ninety percent, 27 of 30 conversions, were illegal. These residential conversions, and those in subsequent years, negatively impact industrial businesses by decreasing the amount of available space for industrial uses. By removing space from the market these illegal conversions help drive up real estate costs, a major issue for a sector where two-thirds of businesses lease their space. As the number of residents in industrial neighborhoods rise the potential for complaints and harassment of businesses increases as well. Rising rents and complaints from residents in illegally converted buildings add to pressures on industrial businesses to consider relocating out of New York City, further hurting our industrial sector.

Enforcement of code and zoning provisions prohibiting residential uses in industrial areas should be more straightforward and less intrusive than identifying illegal subdivision of existing residential buildings. Inspections during business hours should find business premises open and accessible, in contrast with the challenges of gaining access to residential buildings and units. If a space is identified in agency records as a commercial or industrial occupancy and it is not accessible during business hours, the process proposed in Intro 368 should begin.

We would like to note for the committee that, while enforcing occupancy regulations and thus penalizing illegal conversions of industrial space is good public policy, and is in the long-term and collective interest of businesses located in industrial districts and buildings, all small businesses experience complying with New York City's myriad agencies and regulations to be a real burden. In the course of normal yearly operations, a small manufacturer might have to provide routine filings with and be visited by inspectors from the Department of Environmental Protection, the Fire Department, the Department of Health, the Department of Sanitation, and the Department of Buildings and its several divisions, not to mention New York State agencies. So we would urge you to adopt measures that will streamline the inspection process and increase the certainty of enforcement against

building owners who now violate the law with relative impunity, but which will not impose additional time and money costs on business owners.

We look forward to working with the committees as these bills move forward, to identify ways that they can strengthen protections on public health, safety, and as well, on the vitality of New York's manufacturing sector.

*NOTE:* This testimony was prepared by the Pratt Center for Community Development. It does not necessarily reflect the official position of Pratt Institute.



DAVID WHITMORE  
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BROOKLYN, NEW YORK  
(917) 836-5589

June 7, 2011

Re: Int. # 240 (A Local Law to amend the administrative code of the City of New York, in relation to illegal residential conversions)

It is my belief that Bill #240 has been written without any real consideration given to the other side of the problem here. And that is those who reside in the apartments.

I have been a small property owner and a property manager for numerous other small property owners in the City of New York for over twenty (25) years. I have first hand experience of new tenants moving into an apartment under my care and/or my responsibility only to find out that other family members related to the family on the lease has moved into the same apartment without my knowledge or consent, to share or save on living expenses.

I have also witnessed divided walls erected in apartment rooms for privacy for "additional family members" who were not listed as occupants in the lease paperwork when the apartment was rented out. Granted there are owners who probably willingly skirt the law for an extra buck, but they are by no means alone or the majority owners in these tragic situations waiting to happen.

The way that this law is written only identifies and penalizes the property owner, and does not even consider that the residing tenant could be the problem without the property owner's knowledge or consent. To have a law written pre-determining that a property owner created an illegal residential conversion without any penalty or consideration of a severe penalty given to the resident who could have created the overcrowding will only empower the resident to either do it again elsewhere or communicate it to others knowing that there is zero chance of being penalized. This law must be written for both sides to take serious notice of the consequences, not just one side!

It is very difficult for a small owner who may not live at the multiple dwelling owned to be able to constantly determine the amount of new additional family members that have moved into an apartment. The vast majority of small owners that I have ever come into contact with all have regular jobs that they must go to on a daily basis that doesn't allow for them to be a constant watch dog over who is residing at their property. A tenant knowing this and also knowing that they cannot be penalized for creating an overcrowding situation will not stop what this law is trying to prevent.

With the continuing housing shortage that never seems to abate, with new construction housing funds that have either dried up or are very tough to obtain in this economic climate and/or with new housing starts that cannot meet the demand for people who want to live here, this City would be better at serving its constituents if it were to develop a strategy to re-zone those neighborhoods where the illegal conversions are most prevalent to allow for said conversions to take place under strict guidelines. Some of which should include the following:

#1. – Greatly assist the property owner in properly obtaining the needed paperwork to increase the building's unit size, if feasible.

#2. – If it is determined or found that the property owner didn't have any knowledge of, or consented to overcrowding in one or more of his units, and it is discovered, then create a fast track system in housing court to easily and expeditiously remove the law breaking tenants from the dwelling.

#3. - Set up a viable lending program to allow for the property owner to draw from, to legally increase his building's units, and only allow for periodic withdrawals as each required step is completed and verified.

By making these simple changes it will greatly assist the property owner by allowing him/her to legally increase his rent roll, it will allow for new residents desiring to live at said location with others of their liking, and it will also allow the City of New York to benefit from increased real estate taxes for the newly zoned property.

We the Small Property Owners of New York only support safe housing for all our property owners and residents. We strive to get out information and have informative meetings for our members that would allow for them to operate their property in a safe manner. But, we also recognize that only the property owner is penalized when a condition is found to be unsafe at our property, when many times

we had no knowledge of it nor created the unsafe condition. When a devious or unscrupulous tenant creates a hazardous condition, he/she is doing so that affects their neighboring law abiding resident. Are said law abiding neighbor's life not to be considered in this bill?

I believe that the purpose of this hearing is to allow for input from those affected by this bill, to give additional reasoning that might have been overlooked when the bill was drafted. Please give strong consideration to what I have communicated here today to provide for a more rounded and better bill which will serve all sides more equally, judiciously and will probably save more lives, which I believe is the intent of this bill.

Very truly yours,

David Whitmore

**The Small Property Owners of New York, Inc.**  
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TESTIMONY BEFORE THE COMMITTEE ON HOUSING AND OVERSIGHT  
JUNE 7, 2011 BY ROBERTA BERNSTEIN, PRESIDENT SPONY  
MEMO IN OPPOSITION TO INTRO 240 AND 368

Good afternoon, members of the Committee on Housing and ~~Oversight~~<sup>Buildings</sup>. I am Roberta Bernstein, president of the Small Property Owners of New York. We are a grass-roots membership organization of middle-class owners who often live in the buildings they own and/or the neighborhood in which they own their properties. We, more than any other entity, supply safe and affordable housing and are the backbone of the neighborhoods in which we own our properties. We have a vested interest in New York City.

**Intro 240 Illegal Conversions**

It would be beneficial for the city council members to do a 180 degree turn in their thinking about so called "illegal" apartments. Instead of penalizing owners and forcing the removal of viable apartments from the rental market, the city should help owners to legalize them.

As it happens, we do have members who own two family buildings in Queens and Brooklyn and who have a third apartment on the ground floor. In some cases, the third space is used by the owner as an office or storage area. In other cases, it is occupied by a tenant. In some cases, the Fire Department is involved and in other cases, HPD inspectors are involved. Confusion is rampant when both agencies are involved and Intro. 240 is unclear regarding which agency has jurisdiction.

I have been saying for years that the city should legalize basement apartments or legalize a third apartment in a two-apartment property. In the case of two family buildings, the illegality has nothing to do with safety but a restriction in the zoning laws for that neighborhood. There is a shortage of affordable, safe apartments that could be eased by legalizing these apartments instead of penalizing the owners. It would be a simple matter to change the zoning laws that affect such properties and then allowing the owners to file a new certificate of occupancy. Wouldn't this make more sense than ignoring a ready supply of affordable apartments and penalizing and harassing the owner?

I do not use the term harassment lightly, and I take strong exception to section 28-210.1 that requires reporting such violations to the IRS, New York State and City Departments of Finance. There is no question that this provision reflects the punitive and vindictive nature of Intro. 240. Wouldn't it be better if it contained curative elements that would help the city, owners and tenants? It is clear that the purpose of this legislation is to punish already distressed owner when it should be to help them cure the problem through wise, not vindictive legislation.

New construction of affordable apartments is at an all-time low. Yet, there is an ample supply of additional basement apartments in many buildings that have 6 or more units. There is no reason why, if the apartments conform to fire and safety codes (or can be made to do so), these apartments should not be legalized. In many cases, a superintendent lives in the apartment, giving a level of comfort and security to the tenants that wouldn't otherwise exist. The owner should simply be required to make the apartments conform to existing fire and safety codes.

Intro. 240 doesn't address the problem of tenants who create hazardous illegal partitions in an existing apartment and who refuse to remove them or to give access for inspection. Shouldn't this problem be included in such a bill? Shouldn't there be a penalty for tenants who create an illegal problem that affects the health and safety of others and who refuse to cure it?

Circumstantial evidence such as an additional mailbox should not be considered since many buildings, including mine, have an extra mailbox for landlord mail, tenant comments or for the superintendent's use. To use this as a means of determining illegal apartments or to make an extra mailbox illegal is unwise, unfair, and nonsensical.

This law is contrary to public policy, is immensely punitive – even vindictive - to owners and should therefore not be passed. More and wiser legislation should be considered to address this problem. New legislation should be written which allow these units to be legalized and therefore increase our affordable stock for everyone's benefit, including tenants. This intro., as it is written, should never be passed. It does more harm than good.

### Intro 368 Penalties for Owner's failure to give access to Housing Inspectors

The city now knows how an owner feels when a tenant fails to give access to the owner to make repairs and that tenant is using that alleged failure as an excuse not to pay rent. The burden is totally on the owner who is often forced to go to court to obtain an access order. Money is wasted that could be better used for maintenance – all just to gain access to an apartment in which the tenant is abusing the system for personal gain.

The law presently allows owners to have keys to an apartment and the owner has the right to use the keys to enter the apartment in an emergency. In reality, it is unusual for the owner to have a working set of keys since tenants often change locks after they take occupancy and refuse to give duplicates to the owner. Often, the owner cannot gain access to an apartment simply because he doesn't have a set of keys and the tenant refuses to give them. A possible solution would be to have a "quick-access" form promulgated by the regulating agency or housing court. It would contain the following provisions:

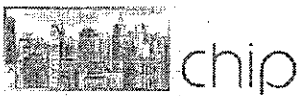
1. Declare that a state of emergency exists after two requests for access (to make repairs or to make an illegal-use inspection) have been denied (a copy would be sent to the tenant who would then have a last opportunity to give access) and
2. Pursuant to the emergency, gives permission to the owner to change the locks (for such repair or inspection purposes) and
3. Mandates that a set of the new keys be given to the tenant on the same day that the locks have been changed and
4. Allow a city marshal, policeman, or licensed locksmith to sign an affidavit that no personal belongings were taken or damaged.

At present, owners are reluctant to enter an apartment in an emergency (even if there is cascading water coming from the apartment) because of potential damage or theft claims by the tenant. Allowing the owner to quickly gain access with the help of the city would be beneficial to public policy.

I agree that gaining access where there is a non-response by the owner is also a difficulty. Perhaps, if owners knew they would be treated fairly, failure to give access would be a rare occurrence. If a letter could be sent to the owner stating the specific violation that is being inspected and cures that would remedy that violation, I strongly suspect that the compliance for access by owners would be increased.

Furthermore, if legislation were to be passed that would provide a reasonable method of legalizing a third apartment in a two family building or a basement apartment in larger buildings and if the city were to work with owners instead of treating them like an enemy who needs to be punished, most cases of access denial would simply disappear.

It is critical that this committee have the necessary information and different viewpoints essential to making the informed decisions so essential to New York housing. I thank you for the opportunity to present the owners' viewpoint and hope that what I have said will have an impact on your determinations.



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+Deceased

Testimony Regarding Access Issues and Intros 240 and 368  
Community Housing Improvement Program  
June 7, 2011

Good afternoon, I am Patrick Siconolfi, Executive Director of the Community Housing Improvement Program, or CHIP. CHIP is a trade association representing 5,000 multifamily building owners in the City, and one of CHIP's core missions is to educate its members about the regulatory requirements of government, and the steps which must be taken to ensure compliance. Thank you for this opportunity to address the several issues related to access.

Access has three aspects which need to be addressed separately. They are: access when a tenant makes a complaint, access when a third party makes a complaint, and access when the building owner must inspect or make repairs. It is crucial to recognize these three aspects because each has a different remedy.

1. The first is the easiest to address. In situations where a tenant makes a complaint about an apartment condition, the key to access must be the tenant. There are two reasons. First in the great majority of cases, the tenant has not shared a key with the owner and so access can only be provided by the tenant. Second, it is the tenant who has sought some kind of intervention. If the tenant abandons the complaint, there is no feasible manner in which to continue. Accordingly, we recommend that, in an inspection pursuant to a tenant initiated complaint, and for which the tenant does not provide access, the complaint be closed without action.

There is significant precedent over an extended period of time. The State Division of Housing and Community Renewal uses this same procedure for tenant complaints of reduction in services. This agency provides for something called a no-access inspection, wherein the agency schedules an inspection at which time a State inspector, the tenant, and the owner's representative or repair crews are present.

↳ RSC 2503.4(d)

This has the added crucial advantage of providing for the instantaneous repair of the complained of condition where warranted. This process has been in effect for about 15 years and has been delivering solid results. I am aware of no instances of the kind of fire related deaths or injuries from billings, apartments, or tenants participating in this process.

2. The second aspect presents greater difficulty because the person with direct access, that is the tenant, is not the person raising the complaint. Here it is useful to look to the City's social service agencies for a more successful model. The Department for the Aging, the Department of Health, and the Human Resources Administration, as examples, have a record of successfully obtaining access. Those

agencies tend to use a team approach and have access to services which can be useful in gaining access such as multilingual case workers, and a case management model.

For a program of government access to achieve its aims, coordination among agencies is required. HPD, DOB, FDNY, and social service agencies such as DOH, HRA and DFTA should redeploy staff to create an access task force. Its mission would be specific and limited: to aggregate complaints of illegal housing units, to seek access for inspection and follow up, to determine which complaints need court warrants to ensure access, and to provide support and guidance to DOB in pursuing such warrants.

This second category of access would be particularly responsive to court orders compelling access. It seems clear that the Department of Buildings has not been as assertive as needed in taking this step. If press reports are credible, the department only pursued about 20% of the citations of illegal apartments referred to it by the Department of Housing Preservation and Development. It is recommended that DOB redeploy resources so that HPD referrals are acted upon in a timely manner.

Additionally, the issue of vacate orders needs attention. Quicker and more comprehensive government machinery could result in vacate orders. But vacate orders are themselves a serious outcome, one for which the City does not have abundant options. Therefore, before creating this quicker machinery, or at least coincident with it, the City must identify realistic housing alternatives for tenants who are forced to vacate. One frequent reason for tenants not providing access in such cases is that they don't know what housing options will be ahead for them, or in fact they may know and fear what those options are. In most vacate situations for illegal apartments, tenants can't go back. These are likely to be populations with the fewest housing options and with the most fragile understanding of what to do to help themselves.

3. The third aspect of access which needs to be addressed is access by an owner for inspection and repair. An owner needs access: to inspect for tenant-installed illegal partitions to create illegal dwelling units, to remove and correct such installations, to make inspection and repairs needed to maintain the building, to ensure safety of the building's residents and the public (such as the removal of improperly mounted air conditioners), to maintain health related aspects of the building (such as inspections and repair for water leaks or peeling paint), and to meet the legions of requirements of City and State agencies for what level of repair and services must be present in a housing accommodation.

One of the things government does least well is to place a legal responsibility on a building owner, but then fail to provide him or her with the tools to carry out that responsibility. Then we wonder why systems fail. Access is handled this way. Owners have hundreds of obligations attendant to providing a unit of housing. If any of the hundreds of items fails, is interrupted, or breaks, an owner must have access to inspect and correct. An owner must maintain a building, but often can't go into (parts of) it to do so.

Failure of a tenant to grant access places the building in jeopardy. Imagine a situation where water is leaking in a wall from a broken pipe and causing damage to the walls and paint, or where water intrusion from the outside causes the same thing to occur; imagine also leaking bathroom fixtures which are a major source of excess water consumption and which is a frequent policy item of concern to this chamber.

Failure of a tenant to grant access also places other tenants in jeopardy. Illegal partitions and illegally subdivided apartments are the example most fitting in this discussion. An owner can't remove illegal

structures unless he or she knows about them, and they can't know about them without access. Returning to the example above, a leak in one apartment can expose other tenants to peeling paint and plaster since it damages the apartments into which it flows. Bedbugs introduced in one apartment can and commonly do spread to adjacent ones. Vermin is a similar problem. It is not just access, but quick access that will prevent one tenant's problem from becoming many tenants' problems.

Owners must have available to them an expedited process for access where a health or safety issue is concerned, or where building damage has occurred or is occurring, and the tenant denies timely access. Such process must recognize that other tenants are the hapless victims of one tenant's refusal to provide access.

Part of the public policy problem at hand is how to enable willing owners to gain access to do the work which this Council rightly believes is important. We recommend a two part access process where health, safety, or building infrastructure is at issue. In step one the owner would request access in writing; if access is denied, the owner could then go to an expedited court proceeding which would grant next day access.

In considering remedies, whether Intros 240 and 368, or other broader remedies, context is important to consider. There are 3,330,000 dwelling units in this City; they are in about 67,000 residential buildings. The great majority of buildings and owners are compliant. We seek to work with the Council to ensure that compliance is as widely observed as is possible.

Earlier I asked Council staff for data which would be useful in determining how many cases of each of the three types specified above occur. Such data will inform any decisions to be made by the Council and will ensure that whatever measures taken have the desired effect.

Thank you.



### Testimony of Jill Hamberg

I come before you to support greater enforcement against dangerous illegal conversions. However, if stepped up enforcement is the only strategy to stem the tide of illegal occupancies it is doomed to fail. This assertion is based on my involvement as an urban planner in writing about illegal conversions and code issues in the past and participating in drafting proposed legislation to partially address this issue.<sup>1</sup>

Housing advocates have long called for building and preserving housing for low and moderate-income households to tackle the city's severe affordability and overcrowding issues. But my argument goes further. It consists of five points:

- First, illegal occupancies represent the main source of newly created units for low and moderate-income residents in the city. In 2003 the Citizens Housing and Planning Council (CHPC) estimated that more than 100,000 units were illegal conversions and that at least 250,000 people live in illegal conversions. CHPC estimates that between 1990 and 2000, 42,000 new housing units in Queens were not accounting for by official records, representing 73 percent of total borough growth.<sup>2</sup> In the mid 1980s an estimated 50,000 to 80,000 people lived in illegal SROs.<sup>3</sup>
- Second, illegal occupancies consist of full apartments and those that are the code-equivalent of SROs, rooming houses and lodging houses – which I refer to collectively as SROs. Only a few can be legalized according to current building and zoning regulations. Indeed, since 1955 it has been virtually impossible to legally create any kind of SRO, except by nonprofits.

OVER →

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<sup>1</sup> Jill Hamberg is an urban planner who teaches at Empire State College / SUNY. She is the co-author (with Carol Smolenski) of *Illegal SROs and Other Illegal Occupancies in New York City: A Discussion Paper* (Second draft: 1993) and the author of *Building and Zoning Regulations: A Guide for Sponsors of Shelters and Housing for the Homeless in New York City* (1984, Community Service Society). She wrote the code section of the "Blackburn Report" (Anthony Blackburn, *Single Room Occupancy in New York City* (1986, NYC Dept. of Housing Preservation and Development) and participated in the working group, sponsored by City Council Infrastructure Division staff in the early 1990s, that drafted proposed code changes to legalize the creation of private SROs.

<sup>2</sup> Citizens Housing and Planning Council, *Illegal Dwelling Units: A Potential Source of Affordable Housing New York City*. 2008, p. 3. [http://www.chhayadc.org/pdf/Chhaya\\_reportHPD.pdf](http://www.chhayadc.org/pdf/Chhaya_reportHPD.pdf); and *Making Room: Why Should We Care* (by Jerilyn Perine and Sarah Watson). <http://www.chpcny.org/2011/02/making-room-why-should-we-care/>

<sup>3</sup> Jill Hamberg and Carol Smolenski, *Illegal SROs and Other Illegal Occupancies in New York City: A Discussion Paper* (1993), pp. 50-60.

- Third, stepped up enforcement, evictions and vacates of illegal occupancies – while removing residents from dangerous conditions in the short run – force many households further into the informal housing market to perhaps even more unsafe conditions.
- Fourth, only by taking measures to make most illegal occupancies both safe and legal – or at least semi-legal or temporarily legal – will the effort to stem the tide of death and destruction from fires begin to bear fruit. Possible approaches to such legalization are outlined in a report I co-authored in the early 1990s (see attached summary, chronology and Chapter 11; the Infrastructure Committee’s counsel has the full report as well as proposed code changes to make the creation of private SROs legal developed by City Council staff). Since then there have been changes in building codes and zoning – and tragically many fire-related deaths<sup>4</sup> – but the general approaches are still valid.
- Finally, to those who believe we should never reduce housing standards, even temporarily: history is full of examples of codes and enforcement practices adapting to market conditions, in some cases, partially or temporarily. For example, the 1939 legalization of apartments converted to rooming units was a response to widespread subdivision during the Depression; the temporary permit system legalizing basement and cellar units from 1953 to 1967 reflected the acute housing shortage after World War II. There are other examples as well. Rather than relaxing standards, revised rules concerning illegal occupancies would actually *improve* housing conditions *in practice* by requiring these units to meet at least some minimal standards and provide some legal protection to tenants and landlords.

Therefore, I urge the Infrastructure and Fire Committees to study the broader context of illegal conversions and develop legislation to make many of them affordably safe and legal by building on the past proposals of Infrastructure Division staff and involving other public agencies and interested organizations.

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<sup>4</sup> Citizens Housing and Planning Council, “Fires and Illegal Occupancy,” 2010.  
<http://www.chpcny.org/2010/02/fires-and-illegal-occupancy/>

*Illegal SROs and Other  
Illegal Occupancies in New York City:  
A Discussion Paper*

By  
Jill Hamberg and  
Carol Smolenski

February 6, 1993

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## SUMMARY

### Chapter 1: Introduction

- Illegal occupancies — illegal conversions to apartments and SROs — though largely invisible to the public, are widespread in New York City. Little is being done to address this problem which poses a serious dilemma for housing advocates and public agencies.
  - The purpose of this paper is to bring together existing information about illegal occupancies, suggest areas for future study and explore possible ways to define and deal with them. Its intent is to open discussion among people concerned with this issue and inform those new to the topic. The focus is on illegal SROs, but illegal apartments are also discussed.
  - The main points of the report are:
    - There are many more illegal SROs than legal SROs and their numbers are increasing.
    - Illegal SRO dwellers do not fit the stereotype of legal SRO residents. Tenants of illegal SROs are more likely to be employed, to be younger and to be immigrants, and less likely to be disabled or receive public assistance.
    - The main problems posed by illegal occupancies are the increasing number of people vacated and dangers from fire hazards.
    - Despite practical and political obstacles, there are some reasonable approaches to addressing illegal occupancies.
    - Further research is needed on illegal occupancies to provide information for specific policy changes.
- 

### Chapter 2: Illegal SROs and Other Illegal Occupancies: Definitions and Concepts

- The term “illegal occupancy,” as used in this paper, refers to the use of a building or unit in such a way that violates the certificate of occupancy or is prohibited. Examples include conversion of one- or two-family houses to multiple dwellings (e.g., adding a unit in the basement or turning the building into a rooming house), and occupancy of parts of an otherwise legal building (such as cellars and attics) in ways that are prohibited.
- Most illegal occupancy violations can only be corrected by eviction or vacates because their very existence is illegal — for instance, apartments in cellars, or SROs created after 1955 or located in the wrong zoning district. In other cases, bringing units up to code would be prohibitively expensive.

- Illegal SROs can be distinguished from related situations, such as legal SROs and illegal apartments, legal rooming situations, subletting, doubling-up, and sharing. Any of these can be overcrowded or violate the lease, if there is one.
- Enforcement of illegal occupancy regulations is generally lax except in cases of “imminent peril.” But recently city agencies have taken additional measures to prevent and eliminate illegal occupancies.
- The *legal* SRO building classifications are: hotels, rooming houses, Class A SROs (apartments split up into rooming units) and lodging houses. Nonprofit organizations can also sponsor SROs as “Non-Profit Institutions with Sleeping Accommodations (NPISA).”

### **Chapter 3: The Context for Illegal Occupancies: Demographic, Economic and Housing Trends**

- Demographic and economic changes in the 1970s and 1980s — including polarization of income and increased immigration — contributed to the growth of illegal SROs and apartments in New York City. Also contributing was the loss of affordable housing units, including legal SROs, and rent inflation.
- While rent-to-income ratios of different racial and ethnic groups are similar, the incidence of overcrowding is substantially higher for non-Puerto Rican Latinos and Asians. Many immigrants tolerate crowded housing to achieve high savings rates to support family in their home countries or other reasons.
- Neighborhoods experiencing rapid population growth during the last decade accommodated these new residents through a more intensive use of their existing housing stock rather than through new construction. Illegal occupancies increased in other neighborhoods because of declining real incomes or escalating housing prices.
- Illegal apartments and SROs probably constitute the single largest source of affordable housing during the last several decades in the New York metropolitan area. For instance, in the Northeast United States from 1973 to 1980, conversion to accessory apartments constituted 40 percent of all additional units. An estimated 90,000 illegal apartments were created on Long Island since 1980, while only 74,000 new legal dwellings were produced.

### **Chapter 4: Legal and Illegal SROs: A Brief Look at Their History and Laws**

- Policies toward SROs have changed over time, with three notable underlying trends: (1) the promulgation, enforcement and effectiveness of regulations have been linked to the ups and downs of the housing market; (2) higher standards have been continually incorporated without regard for affordability; and (3) housing reformers have perceived a connection between conditions and social behavior. Reviewing the history of policies toward legal and illegal SROs is useful for developing recommendations for the current situation.
- In the 19th and early 20th centuries, rooming and boarding houses were the principal form of urban housing for middle and lower-middle class single people. Poor singles lived as boarders or lodgers in tenements or lodging houses.
- During the 1930s Depression and World War II, many households were forced to share with others, take in boarders, or return to older tenements after having “moved up” to more mod-



ern units. In response, in 1939 rooming units that had been illegally created in tenement apartments were legalized and standards established for their upgrading. During World War II and the immediate post-war period, the creation of rooming units was encouraged. Between 1941 and 1950, 23 percent of the net addition to New York City's housing stock consisted of converted rooming units.

- Private for-profit creation of new rooming units was prohibited in 1955. Further tightening of codes took place throughout the 1950s and 1960s, which along with the generally improving housing market, caused a steady decline in the number of SROs.
- In 1967, the city passed a law providing for a ten-year phase-out of SROs in subdivided apartments (while allowing rooming houses to continue to exist), but the law was repealed in 1972.
- The growth of homelessness in the 1980s led to recognition of SROs as a viable and necessary form of housing, but linked the fate of SROs even more to perceived "special needs populations."
- During the 1980s, attempts were made to preserve SROs, protect their tenants and develop new SROs, primarily for vulnerable groups. Codes were eased slightly to permit SRO development by nonprofit groups, but private SRO creation remained severely restricted. There is interest in some quarters to allow private SRO production and introduce new changes in SRO codes.
- During the mid 1980s, city agencies briefly explored the illegal SRO issue, but little progress was made and it is currently on the back burner.

## Chapter 5: Characteristics of Illegal SROs

- It is possible to get a preliminary picture of illegal SROs from diverse sources, even though a comprehensive empirical study has yet to be conducted.
- Illegal SROs, which exist in virtually every kind of structure, take several forms: rooms in rooming houses or apartments; cubicles; and bedspaces in houses, apartments and dormitory-style settings.
- Residents of illegal SROs include families with children, couples, single men and women; native-born and immigrants; and whites, blacks, Latinos and Asians.
- Compared with residents of legal SROs, those living in illegal ones are more likely to be employed, to be younger and to be immigrants. They are less likely to be mentally or physically disabled or to receive income maintenance.
- Residents of illegal SROs generally resemble the racial and ethnic characteristics of people in their neighborhoods. With a few exceptions, there appears to be little concentration of welfare recipients or special needs populations in illegal SROs.
- Factors other than low cost contribute to the decision to live in an illegal SRO: the lack of social relations needed for doubling up or sharing; a preference for privacy; lack of savings to pay the "up-front" cost of a regular apartment; unstable or irregular incomes; the need to scrimp on housing costs to permit saving, study, etc.; and the need for immediate accommodations.

## iv Summary

- Illegal SRO owners and operators include absentee landlords, resident landlords and prime tenants. They tend to be of the same racial and ethnic group as their tenants. They range from small, unsophisticated owners to professional operators.
- Illegal SROs are spread throughout New York City, with the form they take depending on the neighborhood housing stock. With few exceptions, there appears to be little clustering of illegal SROs within communities.
- Maintenance and services in illegal SROs vary widely.
- Tenants find rooms in SROs through word of mouth; signs on the street, stores, etc; and newspaper and radio advertisements (especially in media oriented to specific racial and ethnic markets).
- Advertised rent levels for furnished rooms are about \$70 to \$100 a week. Long-term residents and those on public assistance often pay less. Rents for cubicles and beds are somewhat lower (\$25 to \$40 a week), except in some central locations or where there is a captive market (e.g., Chinatown).
- Some illegal SRO landlords are making hefty profits; others have low earnings; and for others, rents may not even cover their operating and maintenance costs.

## Chapter 6: Quantitative Aspects of Illegal SROs

- It is virtually impossible to calculate the exact number of illegal SROs, though a general picture of the shape and magnitude of the phenomenon can be assembled.
- For comparison purposes, in 1986 it was estimated there were 52,000 *legal* SRO units. But of these, only 37,800 occupied units were in the general market.
- Data on Home Relief singles living in furnished rooms indicate that their number doubled between 1975 and 1984. In 1984 over 80 percent — nearly 22,000 — lived in furnished rooms that were not designated as legal SROs. These “other” furnished rooms consist of illegal SROs and legal rooming situations (i.e., a prime tenant or owner renting to less than three roomers).
- Extrapolating from 1984 data on Home Relief singles living in furnished rooms other than legal SROs, we estimate that nearly 160,000 people lived in furnished rooms. For the extrapolation, we assumed that the proportion of Home Relief singles in furnished rooms was the same as those in legal SROs. If half of the 160,000 people lived in illegal SROs (and the remainder in legal rooming situations), there were close to 80,000 illegal SRO residents; if only a third, it would come to over 52,000.
- Less reliable sources of data include the Housing and Vacancy Survey, records of illegal occupancy violations, and other estimates.
- Combining different calculations, we estimate that 50,000 to 80,000 people lived in illegal SROs in the mid-1980s, somewhat higher than the number of legal occupied SROs in the general market at that time.
- In contrast to legal SROs, illegal SROs and other illegal occupancies are concentrated in the outer boroughs, especially Brooklyn and Queens.
- The number of vacancies of illegal SROs issued by the Fire Department has increased steadily from 24 in 1984 to around 100 a year currently. At least 500 to 1,000 people are displaced

through vacates annually, and the number of large vacates — 60 to 200 people at a time — has been increasing rapidly in the last several years.

- Since 1985, New York City has not experienced a substantial loss of life in any single illegal SRO fire, but that is not the case in surrounding suburbs.

## Chapter 7: Overview of Policy Options for Illegal Occupancies

- Illegal occupancies are an expression of the restructured housing market and are unlikely to disappear soon.
- For the foreseeable future, the city will need a steady supply of SROs for the general market — that is, people who do not qualify for special needs housing. Illegal apartments represent a cost-effective way to expand housing supply and affordability for tenants as well as homeowners.
- Strategies to deal with illegal occupancies must encompass a variety of approaches, including long-term solutions to the broader problems that produce illegal occupancies. On the other hand, more immediate solutions must be sought. We propose legalization for some units; partial solutions for most; and continued elimination of the most dangerous units.
- Measures to deal with illegal occupancies must recognize the most pressing problems of such units; the needs of existing and potential tenants; and the diversity of submarkets.
- The differences between illegal SROs and new SRO development must be acknowledged and addressed.

## Chapter 8: Illegal SRO Issues: Types of Ownership, Use and Occupancy

- Severe restrictions currently limit private creation of SROs. Possible forms of ownership include (1) nonprofit sponsorship (which is probably not appropriate for most illegal SROs); and (2) private for-profit sponsorship completely as-of-right, or with certain limitations (e.g., landlord-occupancy, HPD approval or other special permits). Licensing could be used with any of these possibilities.
- Regulatory distinctions between permanent and transient; and residential, commercial and institutional SRO uses do not correspond to reality. Ideally, some of these distinctions should be modified in regulations, but priority should be given to changes that might have some practical effect (e.g., fire safety standards, room size, amenities, location).
- Although housing and building codes classify many SROs as “transient,” SROs are generally considered “permanent” by rent stabilization laws and are covered by certain eviction protections. Residents in legal and illegal SROs on average are no more transient than many tenants of all social classes in the regular housing market. Most SRO tenants pay by the week because of the size and stability of their incomes, not their transiency. Any code reform that redefines SROs as permanent should respect that fact.
- The current residential SROs categories — Class A SROs and rooming houses — leave gaps, provide little flexibility, and contain unreasonable requirements.
- The “Non-Profit Institution with Sleeping Accommodations” community facility category provides more flexibility but has its own problems. Its use may be constricted in the future by possible amendments to the Zoning Resolution.

- The commercial hotel and lodging-house categories may offer possibilities for legalization of illegal SROs in commercial areas.

## **Chapter 9: Illegal SRO Issues: Building and Zoning Regulations**

- **Building and housing codes:**

- The two major fire safety issues are (1) fire hazards to residents and neighbors; and (2) the inordinately high fire safety standards required by the Buildings Department for new SROs. Fire hazards posed by illegal occupancies include lack of second means of egress or its equivalent; lack of smoke detectors; faulty wiring; lack of fire retardant materials; use of a wood frame building as a multiple dwelling; cellar and basement occupancy; and severe overcrowding. It probably would cost under \$3,000 a room to make a rooming house fire-safe in terms of the first four hazards. Further research is needed regarding frame structures and cellar occupancies.
- Most illegal rooming houses meet current minimum room size and maximum occupancy standards, but most cubicles and dormitories do not.
- Other regulations that should be examined regarding their impact on illegal SROs include those dealing with sanitary facilities; light and air; food preparation and storage; and general housing maintenance and services (e.g. heat, hot water, furniture). Other special issues include those regarding converted buildings, buildings only partially used for SROs, building size and accessibility requirements.
- Most SRO code reform proposals recommend higher standards than currently exist. Should these be promulgated, it may be harder for illegal SROs to legalize at a reasonable cost. The concept of overcrowding and amenity standards must take perceptions based on class, culture, age and personal situation into account.

- **Zoning:**

- Zoning regulations prohibit rooming units in low- and medium density residential districts (R1 to R5), but they are allowed in R6 to R10 districts. Most illegal SROs appear to be located in R4 to R7 districts. A few illegal SROs in R6 to R10 districts could possibly be legalized with few other regulatory changes.
  - New or legalized SROs probably could not meet current density standards in many areas; in others they could. Various methods have been proposed to allow higher densities, such as changing how zoning rooms are counted in general or for certain SROs.
- **Building permits:** Difficulties and delays involved in obtaining building and alteration permits add considerably to costs of any construction or renovation, and all the more so with SROs. It has been estimated that most interior work in the city is carried out without permits. It would be difficult for owners of illegal occupancies to comply with the formal requirements of full legalization without persistent technical assistance.

## Chapter 10: Illegal SRO Issues: Tenant Protection and Money Matters

### • Landlord-tenant relations and rent regulation:

- "Permanent tenants" of legal SROs of six or more rooms are covered by rent stabilization, but most rooming-house owners fail to register. Case law indicates that a few illegal occupancies might be brought under rent regulation. Some rent-regulated prime tenants earn extra money by renting out rooms in their apartments to boarders. Landlords either ignore the situation, move to evict or negotiate a higher rent.
- Tenants of illegal occupancies face the threat of eviction or displacement from four sources: (1) immediate vacates ordered by city agencies; (2) illegal occupancy violations and vacate orders placed by city agencies that require landlords to remove tenants; (3) illegal occupancy violations and vacates generated by tenant-initiated complaints; and (4) purely landlord-initiated actions.
- Residents of illegal occupancies usually do not have leases or rent receipts, and therefore have difficulty proving length of residency and rent payment. Residents who fear eviction or deportation are less likely to complain about housing conditions.
- There are few tenant associations in illegal SROs, and special efforts would have to be made to inform tenants of their rights. However, there have been some instances of collective action.
- Tenant advocates are divided on the issue of what to do about illegal occupancies. Some oppose legalizing situations such as cellar apartments unless they are brought fully up to code. But others suggest that regulations should give tenants recourse under the housing laws even though units fail to meet code standards.
- **Taxation:** Tax avoidance is one of the reasons people do not legalize their units. If one- to three-family homes were to be legalized as rooming houses, property taxes could increase as much as five times unless tax benefits were made available. Enhanced J-51 tax benefits for nonprofit and private SROs were recently approved, but may be difficult to use. Income taxes might also increase if units were legalized.
- **Operating and Financing SROs:** It has been estimated that creating a rooming house in an existing building would cost roughly \$15,500 per unit, including the purchase price and furnishings. Monthly operating costs would run \$140 a unit, and rent at \$300, assuming no public subsidies and a 10 percent profit. This is at or below most prevailing rents for illegal rooms, cubicles and even some bedspaces. Rents for smaller rooms or those that are subsidized could be even lower, in some cases as low as the current welfare housing allowance for a single individual (\$215). Costs to legalize illegal SROs would be even lower, and partial legalization would cost even less. Prospects for private or public financing illegal SRO upgrading are not promising, but several sources deserve further investigation.

## Chapter 11 Approaching Solutions to Illegal Occupancies

- Laws regarding illegal occupancies are not immutable. There are numerous precedents in New York City and elsewhere for legislative and regulatory change regarding illegal occupancies. These include (1) the 1939 Pack Law legalizing "apartment rooming houses"; (2) 1930s regulations rescinding violations on subdivided apartments; (3) the "Artists-In-Residence" registration program of the 1960s and early 1970s; (4) the temporary permit system legalizing basement and

cellar units from 1953 to 1967; (5) the 1982 Loft Law granting landlords and tenants certain protections and providing a process for "interim multiple dwellings" to upgrade and reach full legalization; and (6) measures to legalize accessory apartments.

- These precedents challenge certain myths about regulatory reform. They demonstrate that small, partial, temporary and incremental changes can be made when the main goal is preventing injury and death. They show that temporary modifications do not always become permanent, since many were eventually phased out. They also indicate that such change is politically feasible.
  - Full legalization means complete, permanent legitimation of whatever units meet new standards. At a minimum the severe restrictions on new private SROs would have to be partially or completely lifted. Although a small number of units could be legalized without any regulatory change, full legalization in most other cases would require modifications in housing and zoning regulations.
  - Partial, interim, temporary, de facto and informal solutions appear to be more realistic in terms of feasibility and cost.
    - **Partial legalization** — whether temporary or permanent — exists when units are required to comply with current or revised versions of some laws or regulations, while not with others.
    - **Interim legalization** involves partial legalization with the clear intent of reaching full legalization.
    - **Temporary legalization** is time-limited, and implies nothing about whether units will eventually be fully legalized or eliminated.
    - **De facto legalization** refers to the practices, priorities and interpretations of public agencies and courts that, in effect, result in "decriminalization" of some illegal occupancies. In these cases, no laws or formal regulations are changed.
    - **Informal solutions** involve an array of activities that do not necessarily involve any change in laws or regulations. They can often be used in conjunction with such changes or with de facto practices.
- 
- Possible public agency actions for partial legalization include: (1) establishing a form of interim legalization, in which most units would receive interim status; (2) issuing temporary permits (e.g., for cellar occupancy); (3) instituting an illegal occupancy violation moratorium; (4) extending basic landlord-tenant protections to illegal occupancy residents and owners; and (5) taking measures to prevent vacancies and displacement.
  - Partial solutions involving community and tenant activities include (1) community-based "self-policing" and assistance; and (2) tenant organizing and assistance; and (3) "room registries" to refer potential roomers to appropriate buildings.
  - Implementation of these proposals involves resolving issues related to administration and costs.
  - Additional research is needed before major policy changes are implemented or legislation proposed.
  - Training and technical assistance is crucial to improving illegal SROs and protecting their residents. Assistance would be needed in four areas: (1) upgrading, rehabilitation and development; (2) management assistance; (3) tenant assistance; and (4) support services.

- There are many who say that nothing can or should be done about illegal SROs because of perceived negative consequences to residents and neighborhoods, broader policy implications, or practical or political obstacles. Our view is that while there are some valid concerns, none of them is so insurmountable as to preclude further research and discussion on this important topic.
- There are a number of constituencies that could potentially support dealing with illegal SROs or at least not oppose such actions. These include staff of city agencies, housing advocates, landlords of illegal occupancies, neighborhood organizations and elected officials.
- We conclude that the illegal SRO issue should be acknowledged and addressed. Moreover, our study of illegal SROs highlights other related housing issues that have received insufficient attention, such as the informal sector in housing, the importance of small multiple dwellings, the significance of new immigrants, the dilemmas of illegality, and the various options at the bottom of the housing market.

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## Chapter 11

# Approaching Solutions to Illegal Occupancies

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Now that we have presented the dizzying array of obstacles and issues related to illegal occupancies, we conclude by exploring in detail the proposals for change introduced in Chapter 7. This is preceded by a discussion of relevant precedents. We then review how these proposals would be implemented, including what further research and training and technical assistance would be necessary. This is followed by a discussion of objections that have been raised to illegal occupancies and their legalization, especially the potential negative impact on tenants and neighborhoods. And finally we explore the political and practical feasibility of illegal occupancy legalization.

### Precedents and Approaches

Until now, city agencies responsible for dealing with illegal occupancies — primarily the Department of Housing Preservation and Development (HPD) and the Buildings and Fire Departments — have addressed the illegal occupancy problem by developing “protocols,” encouraging greater agency coordination, setting enforcement priorities and shifting enforcement responsibility. But with few exceptions, no attempt has been made to modify city or state law or establish new regulations. It is as if the agencies viewed the laws as immutable.

But there are numerous precedents in New York City and elsewhere for legislative and regulatory change regarding illegal occupancies. These include (1) the 1939 Pack Law legalizing “apartment rooming houses”; (2) 1930s regulations rescinding violations on subdivided apartments; (3) the “Artists-In-Residence” registration program of the 1960s and early 1970s; (4) the temporary permit system legalizing basement and cellar units from 1953 to 1967; (5) the 1982 Loft Law granting landlords and tenants certain protections and providing a process for “Interim Multiple Dwellings” to upgrade and reach full legalization; and (6) measures to legalize accessory apartments. We briefly describe these precedents and indicate lessons that might be learned from each.

These precedents challenge certain myths about regulatory reform. They demonstrate that small, partial, temporary and incremental changes can be made when the main goal is preventing injury and death. They show that temporary modifications do not always become permanent, since many were eventually phased out. They also indicate that such change is politically feasible.



(1) **1939 Pack Law legalizing "apartment rooming houses":** The Pack Law, described in Chapter 4, fully and permanently legalized SROs in subdivided apartments and established standards for upgrading.

**Lessons:** Although originally designed to legalize existing SROs, within a year it became necessary to permit new SROs. This lasted until 1955, when the overall housing market had sufficiently improved. Dwellings with apartments subdivided into SROs remained Class A buildings — that is, permanent residential — rather than being forced to change to Class B (transient). Legislative changes in the 1940s, 1950s and 1960s progressively improved Class A SRO standards as it became necessary and feasible, although deadlines for compliance were often extended. When the legislature tried to phase out Class A SROs, it allowed ten years, in part so that landlords could amortize the cost of improvements. Legislation never adequately addressed the issue of mixed buildings where only some units had been subdivided. Pressure to legalize SROs came from housing reformers and owners. Change became necessary when internal agency regulations were insufficient to address the issue.

(2) **1930s Buildings Department regulations rescinding violations on subdivided apartments:** Beginning in 1934, internal directives — also described in Chapters 4 and 9 — were designed to prevent massive vacates and evictions in subdivided apartments. The directives cancelled violations in subdivided apartments if emergency egress could be assured in event of a fire.

**Lessons:** Internal agency regulations and practices can grant what amounts to informal, de facto legalization. The regulations were of doubtful legality because local enforcement agencies are prohibited from relaxing provisions of the state Multiple Dwelling Law (MDL). Hence they were withdrawn in 1938, provoking the need for legislative action to avert massive vacates. The regulations were designed to protect life, not upgrade other conditions or formally legalize such occupancies.

(3) **"Artists-In-Residence" (AIR) registration program of the 1960s and early 1970s:** We understand that an internal regulation designed to prevent fire deaths of residential tenants in commercial and manufacturing buildings existed during the 1960s and early 1970s — long before zoning or housing codes addressed the issue of loft living and provided an official certification system.<sup>1</sup> Through this measure, loft residents could register with the Buildings Department, which in turn would send an inspector, who looked for only two things. One was the presence of sanitary facilities; the other was at least one enclosed stairway for egress. If these conditions were met, a sign was placed at street level indicating that there was an "AIR" in the building, and the location of the residential unit. In this way, fire-fighters would know to look for survivors in nighttime or weekend fires in such non-residential structures.

**Lessons:** Just like the 1934-38 temporary regulations, the AIR provisions were narrowly oriented toward protecting life and assuring the minimal amenity of sanitary facilities. They ignored other code and zoning issues.

(4) **Temporary permit system legalizing basement and cellar occupancies from 1953 to 1967:** Starting in 1953 the state MDL authorized local housing and health departments to issue two-year permits for basement and cellar occupancies existing in 1952 if certain flexible standards were met (see Chapter 9 for more detail). For instance, the apartment or room had to be "reasonably lighted and ventilated," but there were no specific requirements for window size or "adequate adjacent space."

**Lessons:** Legislative changes can be short-term and temporary. The two-year law was renewed six times until the housing market improved sufficiently to allow phasing out most cellar occupancies. The temporary legalization did not imply a change in the certificate of occupancy, building classification or tax status. Cellar occupancy was considered safe and acceptable for a period of time.

(5) **1982 Loft Law:** The Loft Law granted landlords and tenants certain protections and provided a process for "Interim Multiple Dwellings" to upgrade and reach full legalization.<sup>2</sup> The "Interim Rooming House" recommendations contained in the Blackburn report for addressing the issue of illegal SROs were modeled after the Loft Law (see below).<sup>3</sup> The Loft Law extended tenant and rent protections to residents, and landlords could legally collect rent and evict for nonpayment. The law established the Loft Board to mediate disputes and supervise the process of loft registration and upgrading which was to occur on a designated timetable. Because many aspects of the law did not go as planned, successive revisions were necessary. The most recent was a four-year extension approved in June 1992.

**Lessons:** The legislative rationale legalizing "Interim Multiple Dwellings" is almost identical to the current situation regarding illegal SROs and apartments (see note for complete text of the legislative findings).<sup>4</sup> Limiting legalization only to existing residential lofts, certain geographic areas, and to those units registered by a certain date proved to be excessively restrictive and inflexible, as did the deadlines for compliance. Ten years after the law was passed, most units have still not been brought up to code, and half of those that were, have been converted to cooperatives.

Although most units have not been brought up to code, the city allows tenants to continue in residence — although the city can always evict in hazardous situations. Loft Law code standards are primarily designed to increase safety. For instance, they adjust light and ventilation requirements to the fact that most loft buildings are built close to the lot line.<sup>5</sup>

Several factors stand in the way of loft code compliance. The potential cost of code compliance is high, and many landlords say they have trouble obtaining financing. Most tenants and some landlords cannot afford the cost of upgrading. Zoning regulations attempt to protect commercial and industrial tenants from displacement.

Unlike the situation with most residents of illegal SROs and apartments, most Manhattan lofts are located in "market areas," such as Soho, where rent and cooperative prices now rival those of uptown luxury units. Tenants invested their own funds to install fixtures and make other internal changes to their lofts. Both tenants and landlords are well-organized and expert in litigation and lobbying.

(6) **Legalization of accessory apartments:** The growing number of local ordinances permitting accessory apartments is a reflection of the trend toward legalizing "underground" units throughout the U.S. (see Chapter 3).<sup>6</sup> Although legalization of accessory apartments was initially resisted in most areas, there has recently been a move in New York's suburbs and elsewhere to introduce or liberalize laws on accessory units.<sup>7</sup> Although in a few New York City neighborhoods accessory apartments are viewed as unwelcome intrusions that should be eradicated,<sup>8</sup> other communities have welcomed them and even developed proposals to encourage accessory units — at least in single-family dwellings.<sup>9</sup>

**Lessons:** The adoption and subsequent liberalization of most accessory apartment ordinances demonstrates that initial opposition does not inevitably doom the possibility of legalization or reasonable provisions. Certain restrictions often discourage legalization by making it too difficult to comply. These include limiting tenants by age or kinship with the owner, insisting on owner-occupancy, requiring excessive off-street parking, putting caps on the number of units in certain areas or that can be authorized each year, and charging high permit fees or payments in lieu of taxes.

We now return to a more detailed discussion of the proposals for full and partial legalization of illegal occupancies introduced in Chapter 7. This is followed by a discussion of issues involved in their implementation. The proposals apply to all forms of illegal occupancies, except where illegal SROs require special consideration. At present, we lack a sufficiently accurate picture of illegal SROs and apartments to lay out the exact parameters of each proposal. More information on effective legal precedents and technically feasible alternatives is also needed. But we hope this discussion at least demonstrates that alternatives exist and deserve further research and debate.

### Full Legalization

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By "full" legalization we do not mean legalization of *all* currently unauthorized occupancies, but rather complete, permanent legitimation of whichever units meet the new standards.

Full legalization of illegal *apartments* would involve confronting some or all of the following issues: zoning density and district issues; whether wood-frame structures can be converted to multiple dwellings; cellar and perhaps basement occupancies; and the complications of converting to multiple dwelling status from one- or two-family dwellings.

In terms of illegal *SROs*, at a minimum, the severe restrictions on new private SROs would have to be partially or completely lifted. As noted in Chapter 8, possibilities include (1) as-of-right creation, (2) continuing to require HPD approvals with or without some degree of "substantial government assistance" or zoning special permits; or (3) setting other conditions, such as owner-occupancy or licensing. A few buildings might be legalized with at least a partial lifting of the restrictions, for instance a brownstone in an R6 district below the permitted density.

A small number of illegal SROs could also be legalized by returning to the state MDL standard of allowing up to four roomers. This could be accomplished by repealing the city's HMC rule of no more than two, or possibly by interpreting city law to allow up to four based on the new Building Code.<sup>10</sup> But this change may be of limited value since the landlord is still allowed — although not required — to evict if the prime tenant exceeds the limit allowed under the roommate law (see Chapter 10).

To fully legalize more than a token number of units, more substantial changes to zoning regulations would be necessary. This might entail permitting rooming units in some or all R3 to R5 districts and making changes in the way maximum permitted density is calculated for most districts.

Full legalization also implies that owners would have to be covered by rent regulation, pay the correct property taxes (unless tax benefits were available) and bring their units up to code. Income might be lost if bedspaces, cubicles or rooms must be abandoned to eliminate overcrowding or unsafe cellar occupancies, or to add access to fire exits.

### Partial Solutions

Faced with the hurdles of attaining full legalization and frustrated by existing policies, several housing advocates and city agency staff suggest a middle course: partial, interim, temporary, de-facto and informal solutions. These are considered easier and more rapid to achieve, while still accomplishing a significant portion of the most important goals. Partial legalization implies some upgrading to ensure safety and some extension of tenant protections.

The main goal of these efforts is to improve conditions, prevent evictions and vacates, avoid or at least mitigate exploitation, and expand the supply of safe, affordable accommodations without completely changing the status of illegal situations. Indeed, one of the advantages of most types of partial legalization is that a building's classification doesn't change.

Some solutions are combinations of measures, such as two-year permits for cellar apartments, which is both a partial and temporary measure. Most are temporary solutions, although some are permanent. Of course, laws and regulations can always be amended or repealed, but we consider them to be relatively permanent if they have no expiration date or it is far in the future.

Here is a brief explanation of each type of solution, with illustrative examples from the precedents mentioned above or possible future activities. This is followed by a slightly more detailed list of specific actions that could be undertaken by city agencies and community-based organizations. Most of these activities apply to all illegal occupancies, although a few are only appropriate for illegal SROs.

- **Partial legalization** — whether temporary or permanent — exists when units are required to comply with current or revised versions of some laws or regulations, while not with others. For instance, the 1953-1967 system for granting permits for cellar apartments in two-family dwellings did not require adherence to other multiple dwelling requirements. Certain landlord and tenant rights could be

extended even though buildings have not been brought up to code — as was done with the Loft Law.

- **Interim legalization** involves partial legalization with the clear intent of reaching full legalization. Examples include the Loft Law, with its “Interim Multiple Dwelling” classification, and the Blackburn report’s proposal for “Interim Rooming Houses” (see below for more detail on this proposal).
- **Temporary legalization** is time-limited, and implies nothing about whether units will eventually be fully legalized or eliminated. It can be an interim solution towards full legalization, or merely a holding action until the overall housing situation improves. Precedents include the two-year permits authorizing cellar and basement occupancy (1953-1967); change in state law; and internal memorandums rescinding illegal occupancy violations if emergency egress requirements were met (1934-38); and the Artists in Residency registration system (1960s-early 1970s).
- **De facto legalization** refers to the practices, priorities and interpretations of public agencies and courts that, in effect, result in “decriminalization” of some illegal occupancies. In these cases, no laws or formal regulations are changed. For instance, non-hazardous units continue to receive illegal occupancy violations, but there is little or no follow-up enforcement. Judges grant extensions on evictions, while requiring landlords to provide certain basic services, such as heat and hot water — perhaps in response to defense strategies of HPD and tenant lawyers.
- **Informal solutions** involve an array of activities that do not necessarily involve any change in laws or regulations. However, they can often be used in conjunction with such changes or with de facto practices. Examples include community-based public education and technical assistance to promote upgrading to avoid vacancies, maintenance of room registries and vigorous litigation on behalf of illegal occupancy residents.

### Public Agency Actions

Activities that could potentially be taken by public agencies include:

**Establishing a form of interim legalization:** the Blackburn report recommends interim legalization of most illegal SROs.<sup>11</sup> Units designated for full legalization would eventually be brought up to code, while others would be phased out. The same general approach could apply to illegal apartments, although some of the specifics would be different.

The Blackburn proposal divides illegal SROs into three groups. Group 1 consists of buildings in commercial and R6 to R10 districts that could become legal if zoning density and the prohibition on private SROs could be resolved. Group 2 refers to illegal SROs in R3 to R5 districts, where rooming unit use is currently illegal. And Group 3 covers all other buildings: those in manufacturing and R1 and R2 districts, and those in other areas that could not be made safe for SRO use under any circumstances.

Group 1 buildings would be treated as if they were newly created SROs, but compliance with code standards would be accomplished in stages. Group 2 buildings would be required to adhere immediately to some minimal fire safety standards (as would Group 1), but their fate would be subject to further study. SRO use in Group 3 buildings would continue to be prohibited.

An "Interim Rooming House" (IRH) certificate of occupancy would be granted to buildings in Groups 1 and 2 (IRH-1 and IRH-2, respectively). All buildings in Group 1 and some in Group 2 would eventually receive a regular certificate of occupancy when fully brought up to code. The IRH status would permit city agencies to enforce certain multiple dwelling minimum standards in what are nominally one- and two-family dwellings.

The proposal sets out a series of steps. For instance, upon detection, landlords would immediately have to install or repair battery (or screw-in) smoke detectors if no functioning ones were present. It also recommended that cubicles and the use of cellars for sleeping be eliminated immediately. As noted in Chapter 9, we believe these last two items deserve further study, as does the future of wood-frame dwellings. One of the next steps for Group 1 buildings is the provision of certain fire safety measures, such as sprinklers, rewiring, fire-proof doors and hard-wired smoke detectors. At a somewhat later stage, Group 1 buildings would have to comply with standards on room size, sanitary facilities, and so on.

Although we differ with some aspects of the Blackburn proposal — and believe further research is still needed to firm up details — we think it is a good first start. Some modifications would include extending landlord-tenant protections almost immediately to Group 1 and 2 buildings (see below), and allowing SRO use in some manufacturing areas.

A variation on this interim status program could also be extended to illegal apartments, but perhaps such units would be better served by other measures, such as the cellar and basement permit system, which might de facto extend landlord-tenant protections (see below).

**Issuing temporary permits:** A temporary permit system appropriate for the current range of illegal occupancies would be established. This would be especially important for cellar, basement and attic occupancies. Health and safety conditions would have to meet "the department's satisfaction" rather than explicit criteria, such as exact stair width or window size. In all cases, buildings would have to provide heat, cleanliness and other basic services. There would be no change in building classification or certificate of occupancy. If landlords must make physical changes to obtain the permit, it should not expire before the landlord has been able to amortize the required improvements. In the 1953-1967 period, the basement-cellar permit system was part of the state Multiple Dwelling Law. It is unclear whether state legislative actions would be required now.

**Instituting an illegal occupancy violation moratorium:** An "illegal occupancy moratorium" in one- and two-family homes — which are not covered by the MDL — could be instituted. Such a moratorium could apply to multiple dwellings as well. As with permits and the first steps in interim legalization, units that would

otherwise have been slapped with an illegal occupancy violation would have to meet some basic fire safety standards.

**Extending basic landlord-tenant protections:** There are several ways in which landlord-tenant protections could be extended to illegal occupancies. A small, first step would be to establish that tenants, even if eventually forced to move, could get a court order requiring the landlord to provide basic services in the meantime, and enjoining him or her from removing fixtures and walls before the tenant leaves. A slightly more comprehensive approach would also protect the tenant from evictions based solely on illegal occupancy; at the same time, the landlord would have the right to collect rent. Even broader measures would follow most Loft Law precedents: tenants not only would be protected from eviction based on illegal occupancy, but they would also be covered by rent stabilization and eviction protections. But rents could be increased to cover some of the costs of upgrading. Except for full legalization, we doubt that full rent stabilization coverage could be instituted.

**Preventing vacates and displacement:** There are various ways that vacates and displacement of some residents could potentially be avoided. One is that the Fire Department, which conducts most of immediate illegal occupancy vacates, could seek ways to vacate only the part of the building or the number of residents that is absolutely necessary to restore minimal safety. There is some evidence that partial vacates sometimes take place, but we do not know if the department has any consistent policy on this matter.

Another possibility would be to use Emergency Repair Program (ERP) funds to make repairs or even install some minimal fire safety equipment, if it would permit some or all of the residents to remain in place or return rapidly. Unlike HPD, the Fire Department does not have an in-house department that can order repairs. We understand that the Fire Department forwards some vacate orders to HPD for repair with ERP funds. But as far as we know, HPD orders few ERP-funded repairs in illegal occupancy situations (see Chapter 10).

A useful component of any future research on illegal occupancies would be to study the pattern of Fire Department and HPD vacates to determine if any could have been partially or completely avoided or whether tenants could have been restored. A typology of situations could be developed and the "cost-to-avoid-vacate" calculated for each.

If a significant number of vacates could be prevented at a reasonable cost, ways could be sought to have the repairs or alterations made, whether through ERP or some other program. This could occur in all buildings that can be fixed from a purely physical point of view, or only those in fairly good condition, and with a decent level of basic services and reasonable rents. An important issue is whether repairs could be made rapidly while tenants are in place.

Several City Council members raised a similar possibility regarding social clubs in response to the crackdown after the Happy Land fire (see Chapter 4).<sup>12</sup> Latino and other groups protested the closing of civic, cultural and sports clubs. For instance, in Washington Heights alone, more than 25 clubs were closed, including

a boys choir and more than a dozen organizations that sponsored sports teams for youths.

A Temporary Commission on Social Clubs — which included community representatives and city officials — was established in August 1990 to examine how such groups could comply with safety codes. Councilman Stanley Michaels called on the commission to study ways the city might repair code violations in dangerous buildings and then recover costs from the owners. The commission finally released its report in August 1992. Among other things, it recommended that the city assist social and cultural groups to legalize their premises by simplifying the Building Code and providing brochures on code requirements in various languages.

### Community and Tenant Activities

Just as important as legislative strategies are those based on neighborhood and citywide community development, religious, ethnic and fraternal organizations and social networks.

**Community-based “self-policing” and assistance:** Although illegal occupancies are widely accepted in many neighborhoods, that doesn’t mean “anything goes.” In addition to official complaints to Community Boards and directly to city agencies, a considerable amount of informal self-policing seems to occur. Even enforcement agencies recognize the importance of local social pressure. After four Haitians were killed in a fire in a single-family Spring Valley house inhabited by 23 people, fire officials publicly appealed to the Haitian community to “police itself.”

This strategy would only work in areas that are relatively tolerant of illegal occupancies and whose primary concern is safety. It could backfire if homeowner associations were intent on completely eliminating illegal units and their tenants (see below).

Such “self-policing” could be completely informal — as it is now — or it could be made known that dangerous situations could be “reported” to a trusted local community group. This organization, in turn, could provide technical assistance to the owner to meet at least minimal fire safety standards (see below for more on technical assistance). Tenants might be more willing to report deficient conditions to a local neighborhood organization, especially if it would be more likely to result in repairs rather than a vacate or eviction.

Assistance and public education can occur even without tenant complaints, violations or vacate orders. One approach is to educate owners on simple, inexpensive ways to mitigate — albeit not totally eliminate — fire hazards, especially in buildings where cellars or attics are used. Indeed, it is interesting to note that many new illegal social clubs that opened after the Happy Land fire have the required exits with lighted exit signs and emergency lights.<sup>13</sup>

**Tenant organizing and assistance:** Even without any other changes, tenants in illegal occupancies should receive some kind of protection. It may be difficult to organize tenants with little leverage. But as mentioned in Chapter 10, even without protections, tenants have been known to seek assistance and in some cases, to organize when faced with evictions, vacates or deteriorating building services.



**Referral services:** During the 1930s, many social agencies and religious organizations maintained "room registries," which were used to refer potential roomers to appropriate buildings.<sup>14</sup> They developed criteria for what constituted an acceptable rooming house (including subdivided apartments). The Community Service Society urged these agencies to rate rooming houses and work with the owners' association to stimulate compliance with the 1939 Pack Law.

## Implementation

How would full and partial legalization be implemented? We divide the answer into three parts. The first relates to the need for further research before a detailed legislative agenda can be prepared; the second to code reform and enforcement issues; and the last to the training and technical, legal and financial assistance needs of landlords and tenants. As with the previous section, much of the following discussion is relevant for all illegal occupancies, but a few items only apply to illegal SROs.

The total effect of measures relating to illegal occupancies can intentionally or inadvertently encourage or discourage their creation. In general, unrealistically high standards, coupled with lax enforcement, often leads to unauthorized practices. In this way, expensive upgrading requirements, increased taxes and reduced flexibility in rent-setting might serve as strong disincentives to voluntary compliance.

We prefer a middle ground. The net effect of policies and practices should be neutral — that is, they should neither provide generous incentives to create new illegal occupancies, nor be so onerous as to make it impossible to legalize or upgrade them in some form. Of course, seriously hazardous conditions would be actively discouraged, perhaps with swifter and more punitive measures than exist today.

### Need for Further Research

Few, if any, of the changes suggested above and in previous chapters can be acted on without further information. Although this report at least sets out most of the issues and a framework for analyzing them, it is not based on a comprehensive empirical study. For instance, before a program could be planned to prevent vacates of illegal units, a detailed analysis of the pattern of vacates and what it would take to avoid them must be undertaken. Before detailed code changes to enhance legalization or upgrading can be proposed, a better sense of the variety and pattern of physical circumstances is needed. In the absence of such empirical information, policy changes could turn out to be ineffective or harmful.

Much more can be known about illegal occupancies, the most illusive being their exact number. But a fuller and more accurate picture can be obtained from a variety of sources. Studies should be oriented toward obtaining data on the characteristics of illegal units and their tenants, landlords, neighborhoods and economics; and greater information on the feasibility of legislative, legal and other initiatives. Sources and research methods include surveying community-based and service organizations in contact with illegal occupancy situations; analyzing records

of occupancy violations, fires, vacancies, and public assistance recipients living in furnished rooms; conducting field surveys of units, tenants and landlords; and researching legal precedents, practices in other cities and the feasibility of alternative approaches.

### Regulatory Reform and Enforcement

How to bring about regulatory reform is discussed below in the context of practical and political feasibility. Here we present some issues that must be resolved in its implementation. Where we have an initial opinion, we indicate our tentative preference. But even these preliminary recommendations are subject to further study.

**Should there be cut-off dates for registration or legalization?** There are two contrasting models for instituting full and partial legalization. One is the 1939 Pack Law, which set standards for legalizing existing illegal SROs, and — after the 1940 amendment — permitted new ones to be created. The other is the 1982 Loft Law, which set up a time-limited system for registration, and only existing illegal lofts could be legalized.

Our preference is for an open-ended system. Full and partial legalization would be phased in over time as illegal units are detected, landlords voluntarily come forth to legalize their situations, or landlord-tenant disputes emerge. The alternative — setting up a time-limited registration system and only legalizing existing situations — would be unnecessarily costly and difficult to implement. The major difference with current policy is that city agencies would have an alternative way to deal with non-hazardous situations, fewer units would be dangerous and tenants would have greater protections.

**How would legalization be phased in?** Decisions would have to be made about which tenant protections and upgrading measures would be required immediately and which would be required at a later date. In addition, the amount of time between each stage would also have to be set on a realistic basis. For instance, the time periods allowed for code compliance under the Loft Law proved inadequate.

**Which units should be fully legalized and which should not?** As indicated above, more information is needed on the patterns of illegal occupancies and the costs and possibilities of legalizing certain kinds of units (e.g., in wood-frame dwellings, cellars, or R3 to R5 districts). We generally agree with the proposal in the Blackburn report which urges that all but the most hazardous situations receive an "Interim Rooming Housing" designation (in the case of illegal SROs), and that rooming-house-style units in R6 to R10 districts be swiftly moved toward full legalization. High priority should be given to developing guidelines for acceptable cellar and wood-frame use to address both illegal SROs and apartments.

**How should regulatory reform and enforcement be administered?** Although we do not recommend that a new, permanent entity be established to administer changes regarding illegal occupancies, we do believe that it would be useful to have a person or small office within an existing agency to temporarily coordinate or monitor the "start-up" phase of any major reform. Such an office would not have responsibility for conducting initial research of the sort listed above. This

research is best undertaken by a non-governmental organization that could gain the confidence of landlords and tenants since such an organization cannot issue violations or vacate orders and would not be under obligation to report the illegal occupancy.

The principal tasks of such a person or office would be to (1) assure that all relevant city enforcement agencies and courts are informed of changes in the law through written materials and training; (2) arrange for contracting of community or other organizations to provide training and technical assistance to tenants and landlords (see below), or include such tasks in existing contracts or work plans of community-based public offices (e.g., community consultant contracts, the work of Neighborhood Preservation Offices); (3) conduct any further research that is necessary to determine the fate of partially legalized buildings, or assure that this research is undertaken by city or outside entities; (4) monitor the results of regulatory reform and prepare reports for relevant public agencies, the courts, and legislative bodies; and (5) make recommendations for any further modifications in law or agency practices and priorities.

The Mayor's Office of SRO Housing — before homeless issues were added to its mandate — administered the SRO Loan program and had a unit specialized in SRO rehabilitation and development. These activities were then switched to HPD, where they were eventually scattered in various departments. Re-establishing an office within city government directly involved with SRO development and rehabilitation activities might help counteract the current dispersion.

**What would be the net cost of implementation?** While full and partial legalization of illegal occupancies is much less costly than most alternatives, it could still incur expenses for certain activities. These include:

- **Enforcement:** Unless licensing or one-time registration were instituted, enforcement costs should not increase appreciably. The Fire Department makes regular inspections anyway, and because of the decline in building fires could devote more time to inspections.<sup>15</sup> The degree to which HPD could be more aggressive in its enforcement depends on whether its resources continue to shrink or are restored. On the other hand, enforcement resources could be saved by giving even lower priority to illegal occupancy violations than at present. It is unclear whether the cost of a permit system could be offset by fees or savings in other areas (e.g., lower relocation expenses). There also may be some staff cost to developing internal regulations or inter-agency guidelines or "protocols" for enforcement.
- **Relocation:** In the long run, relocation costs are likely to decrease because more units will become legalized. In the short run, they may stay the same or even increase if the number of large vacates continues to grow or if more punitive measures are used to force compliance with the new forms of legalization.
- **Upgrading:** Federal, state or city funds would be needed for loans or grants to owners for upgrading, or for emergency repairs. Most of the funds directly used for upgrading, however, would eventually be recovered through debt service and liens. But tax benefits — such as J-51 — would not be recouped.

- **Training, technical assistance and information dissemination:** There are two kinds of training, technical assistance and information dissemination costs. One is the preparation of written information and provision of training and technical assistance among staff of city agencies and judges to familiarize them with any changes in the law. The second is granting new contracts or augmenting current contracts to legal services and community-based groups so that they can provide assistance to landlords and tenants (see below).
- **Other costs:** There might be additional costs of research, monitoring and report-writing on the progress of the legalization effort.

These costs would be partially offset by potential savings and revenues. Examples include lower relocation expenditures, possible licensing fees and increased tax revenues.

### Training and Technical Assistance

It is clear from the above discussion that training and technical assistance (T/TA) is crucial to improving illegal SROs and protecting their residents. Under the term "technical assistance" we also include financial packaging and legal assistance.

It is inappropriate to propose a full-fledged T/TA program without a more detailed and accurate picture of the characteristics and needs of illegal SROs, their tenants and their owners. But it is possible to sketch out the preliminary outlines of such assistance.<sup>16</sup> We are aware that major new ventures are unlikely during this time of recession and fiscal constraints. Hence, many of our suggestions are small, incremental ones that could be undertaken by existing agencies with little in the way of additional resources.

At present, existing programs do not even serve most T/TA needs of legal rooming house owners and tenants, not to mention illegal ones. Nonprofit SROs could benefit from additional management T/TA. There are few, if any, programs designed to assist homeowners in creating or legalizing apartments.<sup>17</sup> Therefore, T/TA programs oriented toward dealing with illegal SROs might also serve the needs of legal rooming houses or nonprofit SROs, and other illegal occupancies. Hence, the term "illegal SRO" as used in the T/TA discussion below also applies to small legal SROs and illegal apartments as appropriate.

T/TA is especially needed since the SRO market is increasingly dominated by small buildings owned by unsophisticated landlords. Roughly half of all legal SRO units are in rooming houses and the vast majority of illegal ones are also in small buildings or scattered in larger ones. Therefore, some 60 to 80 percent of the total SRO stock — legal and illegal — consists of units in small buildings.

Small owners and contractors have much greater trouble participating in loan programs and obtaining building permits. They are also less likely to apply for Major Capital Improvement (MCI) rent adjustments, J-51 tax benefits and tax assessment adjustments. The economics of small buildings makes it more difficult for them to qualify for loans. Government agencies and conventional lenders shy

away from smaller buildings since it takes as much work to process a loan for 10 units as it does for 100.

The following discussion of T/TA needs and how they could be met is based on these premises:

- **Building on existing organizations and programs:** Rather than creating completely new programs or organizational structures, existing ones should be enhanced.
- **Combining specialized assistance with community-based work:** The illegal SRO field is so complex that it requires specialized expertise that could be made available to community, civic and ethnic organizations and agencies through periodic training, ongoing technical assistance, and written manuals and outreach materials. Given the increasing number of immigrants as owners and tenants, and their greater distrust of government agencies, there is a special need to work through civic, religious, immigrant rights and social service organizations serving or representing those communities.
- **Keeping costs low:** Aside from the severe fiscal constraints that all programs face, there are additional reasons to seek low-cost T/TA solutions. The small size of most legal and illegal SRO buildings means that per unit T/TA costs are higher, at least for management and development assistance. Hence, wherever possible, low-cost or no-cost activities are favored. These include use of paralegals rather than lawyers; development of standardized architectural and legal documentation for the most typical situations; processing several applications as a package rather than one at a time; and training rather than intensive, customized technical assistance.
- **Sharing experiences:** Because of the complexities of illegal SROs, it is important for T/TA providers in different fields, including community-based and specialized citywide groups, to come together periodically to network and share experiences.

The four primary areas for assistance are: (1) upgrading, rehabilitation and development; (2) management assistance; (3) tenant assistance; and (4) support services.

**Upgrading, rehabilitation and development:** There are three possible models of assistance for upgrading and development: (1) a private or nonprofit entity provides both funds and TA together; (2) a government agency offers financing, with TA provided by other agencies or by staff of the government agency; and (3) renovation occurs "informally". Most agencies and organizations currently engaged in the first two models would be in a position to expand their activities to include illegal SROs and other small buildings, if provided with the necessary resources and training.

Examples of the first model include the Community Preservation Corporation (CPC) and Neighborhood Housing Services (NHS) for privately owned buildings, and the Local Initiatives Support Corporation (LISC) for those sponsored by nonprofits. All combine public and private sources of capital. Although CPC works with buildings of all sizes, its equity requirements for small buildings makes it

difficult for the institution to address needs of buildings with less than 10 units — indeed, 20 units is the more common minimum. LISC also tends to work with larger projects. Neighborhood Housing Services (NHS) assists owners of one- to four-family dwellings in six targeted neighborhoods.

Hence, none of these entities currently provides adequate services to buildings in the five- to 20-unit range, the typical size of rooming houses and most illegal SROs. But much could be learned from these entities, especially their experiences in working with small, unsophisticated owners in doing rehabilitation.

The second model includes the city-administered loan and grant programs discussed in Chapter 10. Assistance in preparing applications often comes from community-based entities, such as Neighborhood Preservation offices, community consultant contractors and community development organizations. Citywide entities, such as the Pratt Center, Settlement Housing Fund and the VERA Institute also provide such help.

But these organizations often have insufficient time or skills to assist small owners or buildings, or they are not contracted to provide such help. The ability of such agencies to provide assistance could be enhanced through training and specialized citywide architectural, financial packaging and legal backup. This could include help with expediting building permit applications (including requesting waivers for accessibility requirements), and J-51 processing. Some local groups could form nonprofit contractors to provide specialized upgrading and repairs for illegal SROs (see Chapter 8).

Up to now, virtually all technical assistance for upgrading and rehabilitation has been in the "formal" sector. Should training and technical assistance be provided to owners on how to improve the safety of their properties without going through the formal building permit process?

**Management assistance:** HPD and the Mayor's Office of SRO Housing contracted with the VERA Institute in 1983 to provide a six-month course on management for SRO operators.<sup>18</sup> The course has not been repeated since then. Most participants were existing or future nonprofit sponsors of large SROs.

However, half the remaining legal SRO units and the vast majority of buildings are rooming houses (see Chapter 6). Most legal rooming houses are operating on low profit margins, have little cash flow for repairs and have a greater number of code violations and instances of deficient services.<sup>19</sup> While higher tenant incomes and rent levels would help the most, management assistance could also be useful in improving conditions and lowering costs. We suspect that holds true as well for illegal SROs.

The two principal types of assistance are (1) training of owners; and (2) neighborhood-based private or nonprofit entities that could contract for certain management tasks, coordinate group buying of supplies and provide direct assistance to owners, as described in earlier chapters. During the 1930s the Residence Club Owners Association, and to a lesser extent, the Greater New York Association of Rooming House Owners (see Chapter 5), provided some of these services.

**Tenant assistance:** At present, the East Side and West Side SRO Law Projects are limited to their Manhattan target areas where most large hotels and Class A SROs are located. They provide informal assistance to other Legal Aid and Legal Services offices on request. With few exceptions, we know little of the experiences of Legal Aid and Legal Services offices in dealing with illegal SRO or legal rooming house situations. South Brooklyn Legal Services has a special anti-eviction project. As noted in Chapter 10, illegal SROs constitute a significant proportion of the illegal lockouts they encounter.

Even without any other changes, low-cost activities could be undertaken to enhance protection of illegal SRO tenants. These include:

- Formal training of legal assistance entities — such as Legal Aid and Legal Services offices, immigrant legal aid offices and the Housing Court Task Force — on ways to assist legal and illegal SRO tenants.
- Preparation of a brief hand-out on rights of tenants of illegal SROs, and its translation into the languages most common among residents of these units.
- Finding creative ways to work with immigrant groups that are wary of involvement with courts and government agencies — for instance, the SRO Law Projects report that Haitians and Central Americans in *legal* SROs are reluctant to seek assistance. Examples include working through civic, sports, and religious institutions as well as immigrant rights groups.
- Adjusting office hours and days occasionally to accommodate tenants who work long hours, and arranging for lawyers or paralegals to meet with tenants in settings they trust, such as churches, sports or civic association offices.
- Extending the jurisdiction of the Community Liaison Unit of the Mayor's Office on Homelessness and SRO Housing and the two SRO Law Projects to cover legal and illegal SROs in any part of the city.

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**Support services:** As discussed in Chapter 5, most residents of illegal SROs do not need support services, and for those who do, few need on-site services. However, for buildings where there is a cluster of residents with special needs, it might be appropriate for roving social service personnel to periodically visit legal rooming houses and illegal SROs. They could provide referrals or direct services, such as helping residents obtain or maintain public assistance benefits. At present, workers funded through Crisis Intervention Services (CIS) are primarily located in the larger Manhattan SROs.

### Obstacles to Change

Throughout this paper we have argued that something should be done about illegal occupancies. But is it feasible? And as important, is there any support for addressing the issue?

During our research we encountered a variety of views, ranging from active encouragement of converted SROs and apartments to opposition to almost all forms of illegal units. Concerns about addressing illegal occupancy issues can be placed into two categories. First, it is simply a bad idea, either because of per-

ceived negative consequences or because of broader public policy implications. Second, even if alternatives could be found, a host of practical and political obstacles still makes it exceedingly difficult to do anything. This combination of obstacles has often seemed so overwhelming as to dampen debate.

Our sense is that most of these concerns have are not as significant as they may seem. Those that do have some foundation, however, are not so formidable as to justify a complete end to discussion. Rather they suggest that additional research about ways to mitigate potential problems is well worth undertaking. We examine each of these concerns in turn.

### Possible Negative Consequences of Legalization

Some people believe that tenants and neighborhoods would be adversely affected by actions legitimating illegal occupancies.

#### Impact on Tenants

Some argue that a change in policies governing illegal occupancies would result in displacement and increased rents. Both residents of illegal occupancies and people in units that might be subdivided are seen as vulnerable.

There are three parts to this argument. First, existing residents of illegal occupancies would be displaced because there would be more vacancies of units that do not meet standards for partial or full legalization. Second, current residents of illegal occupancies would be vulnerable to sharp rent increases because owners would charge more to pay for upgrading and additional taxes. Third, legalization would affect the supply of units, causing displacement. This could come about if legalization decreases supply, since units failing to meet standards would be forced out of the market. Or it could occur if supply increases as additional owners rush to subdivide their units, thus displacing existing apartment tenants.

To address the first point, the current trend seems to be enforcement through fines rather than vacate orders. Therefore, it is unlikely that the number of vacancies would increase due to code reform. Moreover, resources for enforcement are not likely to grow appreciably during the next several years.

On the second point, our sense is that displacement due to widespread rent hikes would not occur. Landlords currently charging very little might indeed raise rents a bit to accommodate upgrading their units, since they have little leeway in their budgets. But even this might be mitigated through subsidized loans, tax benefits or other assistance. But most owners charging market rents would be able to absorb extra costs without increasing rents. Assuming that supply and demand remain constant, owners could not raise rents much anyway, unless market conditions changed. On the contrary, displacement might decrease, since more tenants would be protected from automatic eviction if they file a complaint.

Regarding the third point — the impact of legalization on supply — we do not envision a major decrease in supply due to stricter standards because, as mentioned above, that implies a much higher level of enforcement than now is the case.



On the other hand, a large increase in supply from owners subdividing units is not likely. This would only occur if conversions were exceedingly profitable. On the contrary, upgrading requirements, and in the case of full legalization, higher taxes and coverage by stabilization might discourage them from conversion. At present, most conversions to illegal units seem to take place when there is normal turnover.

Knowing more about the impact of the 1939 code changes legalizing rooming units in apartments would be useful for anticipating what results might be expected from a legalization today. Studying experiences of suburban communities in legalizing previously illegal accessory apartments would also be helpful.

### **Neighborhood impact**

The perception that illegal occupancies — and their legalization — will have a negative impact on neighborhoods is another concern. While we agree that some of these concerns are legitimate, we believe that most are not. Indeed, it can be argued that illegal occupancies often have a positive effect on communities, especially if they are partially or fully legalized.

To examine this issue, we first place the discussion in the context of several points made in Chapter 3. New York's population increased, but its low-rent stock decreased. People have to live somewhere, and sooner or later it will be necessary to confront the issue of services, infrastructure and housing for a larger population base and, in some cases, higher densities.

What, then, are the positive effects of illegal occupancies? Illegal occupancies have made it possible for many neighborhoods to return to their population levels of decades ago — but with a difference. Households are smaller, and there are more of them. This, in turn, has contributed to neighborhood stabilization and revitalization, rather than deterioration, and a more efficient use of the housing stock — as noted by City Planning Department staff (see Chapter 9). Many low- and moderate-rent units have been created without public subsidy. Illegal occupancies help marginal landlords to avoid abandoning their properties. By increasing population density, they help support local commerce. Moreover, with few exceptions, illegal occupancies appear to be fairly well dispersed, both within the city and within each neighborhood, so no one area is especially overwhelmed.

Suburban jurisdictions have come to recognize the importance of illegal apartments.<sup>20</sup> The Long Island Planning Board has called for the legalization of the estimated 90,000 illegal apartments as the “only way to cope with an affordable housing crunch expected to continue to the year 2010.” Some officials have even seen positive virtues in legalization. The director of the Suffolk County Planning Department views accessory apartments as one of the best sources of affordable housing that the county has had in the 1980s. The chair of a local planning board in Westchester sees them as an “environmentally sound method of providing additional housing without chewing up more green space.” Legalization is even seen as a way to increase revenues through putting more units on the tax roles and through licensing and other fees. Moreover, it enables a municipality to inspect and control units.

We now turn to the perceived negative effects of illegal occupancies. They fall into four broad categories: (1) danger from fire hazards; (2) the impact of higher densities on neighborhood services and infrastructure; (3) property value and taxation issues; and (4) objections to the characteristics or behavior of residents of illegal occupancies.

**Fire hazards:** We thoroughly agree that concern with fire hazards is reasonable. That is precisely why we say most illegal occupancies should be at least partially legalized so that basic fire safety measures can be enforced. Nevertheless, it must be stressed that illegal occupancies are not a significant contributor to fire deaths in New York City.

**Services and Infrastructure:** Higher densities are assumed to have a uniformly negative impact on local infrastructure and services, including transportation, garbage collection, schools, water and sewer services, and parking.

To what extent is this true? As noted above, enhanced pedestrian traffic is good for local merchants. Greater mass transportation ridership is just what the Transit Authority wants. Garbage will be generated wherever people live; the issue is instituting recycling and adjusting collection routes and schedules to reflect local population changes.

Some schools are indeed overcrowded, especially in several community school districts experiencing substantial immigration — and in some cases, a growth of illegal occupancies — including Washington Heights, the West Bronx, Flatbush and Elmhurst.<sup>21</sup> But other neighborhoods with similar characteristics have still not reached capacity. And overall, the public school system is far from attaining the peak enrollments of the baby boom years.

Water and sewer usage is a significant issue, given the current strain on sewage treatment facilities. Illegal occupancies do not burden the sewer system any more than doubled up or large extended families. Solutions to all high density situations must be sought, including installing low-flow devices and fixing leaks.

Parking is probably not an issue in most illegal SROs (see Chapter 9), but may be with some illegal apartments in areas distant from subway lines. Further research is needed on the rate of car ownership among illegal occupancy tenants to determine how much weight to give to this concern.

**Taxation and property values:** The fact that landlords of illegal occupancies do not pay appropriate property and income taxes does not have any direct negative effect on local communities. But it can lead to opposition if neighbors complain about unequal taxation and lack of fairness (Chapter 10).<sup>22</sup> The Real Property Assessment Bureau states that assessors “assess what they see” even if the certificate of occupancy indicates that the structure is a one- or two-family house. But they need substantial evidence beyond, for example, the presence of extra mailboxes or doorbells. HPD and the Fire Department don't inform the tax assessors when they find a violation. To do so, they say, would “give the illegal house a legal connotation.”

Those who believe that illegal occupancies contribute to higher property values (see below), may also think they lead to higher assessments throughout the neighborhood, which in turn could lead to higher real estate taxes for almost everyone.

The effect of illegal occupancies on property values is much more complex, with at least two opposing positions. One group asserts that illegal occupancies invariably lead to lower property values because they contribute to neighborhood deterioration. The other position contends, to the contrary, that the result must be higher values because owners can reap greater incomes from their properties.

Reality, of course, is far less simple. Our impression is that illegal occupancies are common in neighborhoods of all types, ranging from those with declining values to those with soaring purchase prices. This could be verified empirically as part of the further research we suggest above.

What is much more difficult to confirm is the cause and effect relationship. For instance, one could persuasively argue that illegal occupancies are often the consequence, not the cause, of high real estate prices since owners have to rent out part of their space to cover their costs. During a period of generally declining values, neighborhoods with growing densities may be in a better position to weather the real estate bust. Values may decline, but not as rapidly as elsewhere.

The fear of declining property values may also be linked to perceptions about the presumed characteristics and behavior of residents of illegal occupancies.

**Residents' characteristics and behavior:** Most concerns raised about the impact of illegal occupancies on property values and community services are genuine, but sometimes they are simply a veiled excuse for people's real objection: that is, claims that the "character" of the neighborhood is being changed for the worse because of the demographic characteristics of new residents or fears about their behavior.

There is little doubt that some complaints to authorities about illegal occupancies are motivated by resistance to racial and ethnic change. One HPD assistant commissioner for code enforcement commented that "People in a community get upset because the illegal tenant is from an ethnic group they are not in agreement with, or an illegal alien. Otherwise, we have whole neighborhoods operating this way and people just leave it alone." Another HPD official noted that "This is not just a housing problem but a social problem, where the community views some illegal occupancies as good if the tenant is of the same ethnic background."<sup>23</sup>

City officials claim they receive many more illegal occupancy complaints from areas with population shifts. Indeed, HPD's 1991 vacate orders were overwhelmingly concentrated in Queens, while the Fire Department's were more evenly spread among Queens and Brooklyn. In the Buck case, Flushing's Community Board received complaints from neighborhood residents who were "appalled by the 'transient type of person' the Bucks rent to," and homeowner associations wrote directly to the Mayor.<sup>24</sup>

A similar case occurred in Yonkers, and was influenced by the major federal discrimination suit underway in the 1980s. A homeowner had rented an illegal apartment for more than a year, but only was reported by his neighbors when he

started renting to a Puerto Rican family.<sup>25</sup> The crackdown on illegal rooming houses in New Brunswick was also seen by neighborhood residents as a discriminatory attack on Latinos (see Chapter 5).

The issue of selective enforcement of illegal occupancy violations is closely linked with housing bias and efforts to combat it. On the one hand, discrimination is one of the reasons a disproportionate number of racial and ethnic minorities are pushed into the illegal occupancy market. Numerous studies have demonstrated that housing discrimination forces minorities to pay more than white households for equivalent accommodations. Moreover, the New York area shows greater evidence of housing bias than 24 other major U.S. metropolitan areas.<sup>26</sup> On the other hand, selective enforcement undermines attempts to pursue fair housing and anti-discrimination policies, especially given the importance of illegal occupancies in expanding the housing stock for newcomers and low- and moderate-income households.

HPD officials also note that complaints disproportionately come from higher income areas, as well as those undergoing racial or ethnic change.<sup>27</sup>

And then there are a few communities that don't want "outsiders" at all. Civic organizations and elected officials in northeast Queens, which covers such neighborhoods as Bayside and Douglaston, have been the most active in opposing not only illegal occupancies, but also such improvements as park renovation.<sup>28</sup> When repairs recently began on several local parks, neighbors barraged elected officials, the Community Board and the Parks Department with calls. One neighbor complained, "They're taking a wonderful neighborhood and turning it into a hotbed." The objections were primarily based on the use of the park as a hangout for young people, who play music and drink beer late into the night. The Parks Department eventually relented: no benches, no lights, no paths and no trees. "We're not an agency that lacks compassion," said one Parks Department official.

Of course, not all objections to illegal occupancies based on a racist or an unreasonable NIMBY attitude. In a few areas, illegal SROs are centers for drug-dealing or prostitution. Newcomers can bring different cultural styles that conflict with long-term residents. For instance, lively music to some is simply noise to others. But, with few exceptions, these legitimate concerns are not confined to illegal occupancies, but rather are issues that any changing neighborhood confronts. They must be addressed in the broader context of community change and eliminating or controlling unduly disruptive behavior.

### Broader Policy Implications

One source of opposition to full or partial legalization of illegal occupancies comes from those who believe it represents poor public policy, even if they are not convinced significant negative consequences would result.

#### Standards

Some people believe that most illegal occupancies should not be legalized because higher standards, not lower ones, should be sought and protected.

We contend that the power of written regulations should not be exaggerated. In practice, housing standards rise and fall over time, depending on changes in the broader economy, how they play out in the local housing market, and the scale and direction of housing subsidies. When higher standard units are available at prices people can afford, they move into them. The 1939 legalization of rooming units in apartments did not stop the steady improvement in housing conditions from the 1950s through the 1980s, nor did temporary permits for basement and cellar occupancy between 1953 and 1967.

Rather than relaxing standards, revised rules concerning illegal occupancies would actually improve housing conditions *in practice* by requiring these units to meet at least some minimal standards.

Addressing illegal SRO issues in no way implies relinquishing the goal of decent, affordable housing for all households (see Chapter 7). But since prospects for reaching that goal in the near future are not promising, we believe upgrading existing illegal occupancies is one way to fight for better conditions, while at the same time addressing long-term issues.

### Priorities

Putting time and resources into upgrading illegal occupancies is seen by some advocates as a diversion from the goal of decent, affordable housing for all. Also, given the continued scarcity of housing subsidies, some advocates feel it is inappropriate to spend sparse resources on temporary, partial solutions that, in addition, are perceived as substandard.

We disagree with these premises for several reasons. First, modest financial resources could bring many units up to minimal standards, and that is all that we propose for most units initially. Other low-cost activities, such as training and technical assistance for tenants, landlords and people who work with these groups could be undertaken. As funds become available in the future, other options could be considered. Even in the best of times, only low-cost improvements should be made to most illegal occupancies since they are likely to be converted to other uses as the market improves.

Second, housing advocates who work to prevent vacancies should certainly be concerned about illegal occupancies since so many of them occur in these units. Indeed, most Fire Department vacancies are in illegal SROs.

Finally, while we welcome the growing attention and resources devoted to preserving and creating legal SROs, a more balanced approach would turn at least a small portion of that attention and resources to illegal SROs, especially since they outnumber legal ones.

### Practical and Political Feasibility

There is also concern that addressing illegal occupancy issues is unfeasible, both practically and politically.

## Practical Feasibility

Tight fiscal constraints are just one of the practical roadblocks to dealing with illegal occupancies. The sheer number, complexity and interrelatedness of regulations affecting illegal occupancies present a further problem. Laws to be amended include building and housing codes, zoning regulations, rent regulations and tax laws.

Complicating any action would be city and state politics, public review of some changes and the length of time that such changes would take. For instance, any major zoning change requires an environmental review and probably a lengthy environmental impact statement. Moreover, review at the Community Board, Borough President, City Planning Commission and City Council levels must occur as part of the ULURP process.

Reformers might start with an integrated, comprehensive package of recommendations,<sup>29</sup> but as their proposed changes wend their way through the legislative process, so many amendments might be made that they no longer mesh. And, of course, some might not be approved at all. The process from start to finish could take a minimum of three years, and probably more than twice that, with many false starts and disappointments along the way.

We agree that the practical problems regarding legislation and regulation are formidable. But dealing with illegal occupancies does not mean that every issue must be addressed at the same time. The partial solutions discussed in above, could help solve the most immediate problems.

## Political Feasibility

Perceived political obstacles are as challenging as the practical ones.

**City agencies:** It has been asserted that city agencies such as the Buildings, Fire, Housing and City Planning Departments would never accept less stringent standards. It is true that city agencies are not likely to publicly condone relaxation of standards, in part, because they are concerned about liability in the case of fire or injury. But informally, city agency staff express considerable interest in finding ways to avoid displacement and make buildings minimally fire safe, even if not completely up to code. Our impression is that the Fire Department and HPD, in particular, would embrace reasonable and low-cost alternatives to vacating tenants. This is not surprising since these are the agencies that bear the brunt of enforcement efforts in this matter. Some City Planning staff, however, might resist changes in permitted density or uses unless they were convinced it would increase compliance with the Zoning Resolution.<sup>30</sup>

**Political constituencies:** Individuals and organizations opposed to illegal occupancies have been vocal about their positions. But, until recently, relatively little has been heard from those who are not completely opposed or who may even seek to have them regulated in some way. Several potential sectors can be identified: housing advocates, landlords of illegal occupancies, neighborhood organizations and elected officials. While they may disagree on some aspects of how to

deal with illegal occupancies or other housing issues, many have an interest in seeing that something be done.

*Housing advocates:* Housing advocates, tenant organizations and others working with low-income people and immigrants potentially constitute the primary constituency in favor of dealing with illegal occupancies. Their primary concerns are related to vacates, evictions, substandard conditions and exploitation of tenants. There are various perspectives among this group to address these issues. Some see illegal occupancies as only a viable temporary solution since they do not want to relinquish hard-won housing standards. Others view upgrading as the only alternative to putting people on the street by vacate orders. Still others focus on improving existing illegal occupancies as one way to make things incrementally better. And, finally, there are those who strongly favor creating legal SROs for the homeless, those with special needs or other population groups. Many of these groups support private sponsorship of SROs.

These organizations would probably favor extending basic tenant protections to tenants. Most would also like to stiffen penalties on landlords to discourage them from creating illegal occupancies to begin with, or at least, so that tenants are not the only ones to bear the brunt of illegal occupancy violations and vacates.

It was a housing advocacy entity, the Housing Committee of the Community Service Society, that spearheaded the laws leading to the legalization and upgrading of SROs in the 1930s and for several decades thereafter.

*Landlords:* At present, no organization specifically represents owners and operators of *illegal* occupancies. Many owners of *legal* SROs are members of the Metropolitan Hotel Industry Association, but it primarily represents landlords of hotels and larger Class A SROs, rather than rooming houses. Many "professional" landlords who operate both legal and illegal occupancies are members of regular owner organizations. Some of these have called for the legalization of basement and cellar occupancies (see Chapter 9).

In the 1930s, the Resident Club Owners Association, which represented owners of converted tenements, actively lobbied for the legalization of subdivided apartments.

*Neighborhood organizations:* There is an even greater range of positions among community-based organizations. Views differ both among and within communities. Vocal opposition to legalization of all forms of illegal occupancies has primarily come from certain neighborhoods, for example, Bayside.<sup>31</sup> But in other areas, opposition to illegal apartments has either been weak, or there has been support for legalizing them. For instance, Brooklyn Community Board 17's report — prepared after the 1985 fire that killed five Haitians living in an illegal East Flatbush SRO — called for legalization of illegal apartments provided they meet strict safety standards.<sup>32</sup>

While no neighborhood seeks more illegal SROs, many are open to discussion. Brooklyn Community Board 17's report took a stand against the use of cubicles as sleeping quarters, but it also made the point that residents of these units should not be punished more than owners.<sup>33</sup> The chair of the committee that drew up the

report said in an interview that there was no desire to put occupants on the street, but rather to penalize owners.

Another example is Elmhurst, a neighborhood that has seen a large population influx in the last decade and consequently a more intensive use of the housing stock. There the focus is on fire safety. The District Manager of Community Board 4, in an interview in the early 1980s, commented that "We can live with the overcrowding in this area that is exacerbated by the illegal conversions, with the parking problems and the crowding in the schools, but the real problem is the fire hazards."<sup>34</sup> More recently the Elmhurst Coalition of United Residents for a Safer Community came together to concentrate on the fire dangers created by overcrowding.<sup>35</sup>

Chinatown is another neighborhood where organizations face difficult dilemmas. For instance, staff of Asian Americans for Equality, a Chinatown neighborhood organization, are acutely aware of the dismal, overcrowded and precarious conditions of a growing number of Chinatown residents living in illegal SROs. While calling for greater code enforcement and more low-income housing, the organization also recognizes that people who are vacated have nowhere to go.<sup>36</sup> Several Chinatown groups are regularly called in by the Fire Department and HPD to provide translation and assistance with relocation during and after vacates. In the wake of major vacates in early 1992, Community Board 3, which covers most of Chinatown, convened a Task Force on Illegal SROs. It met with representatives of HPD and the Fire Department, but the Task Force disbanded after several meetings.

The Brighton Neighborhood Association, which focused on eliminating rooming houses in the early 1980s, is now working with their residents to improve conditions and services.<sup>37</sup>

*Elected officials:* Elected officials often reflect the opinions of their constituents, or at least the most active and vocal of them. As far as we know, the only elected officials irrevocably opposed to legitimating any kind of illegal occupancies represent northeast Queens, and this is borne out by their persistent and long-standing complaints to HPD. But even Councilman Sheldon Leffler of Bayside, one of the city's most active opponents of legalization, has left the door ajar in his statements. In a 1983 letter to the editor of the *New York Times* regarding illegal apartments, he suggested that: "Because enforcement is such a problem, the city should encourage the neighborhoods that prefer to tolerate 'illegal three's' to act at the community board level to support variances and/or zoning amendments so these structures can be made legal."<sup>38</sup>

Other elected officials have indicated greater interest in dealing with at least some aspect of the issue or have shown compassion and understanding regarding the dilemmas illegal occupancies or similar situations pose. For instance, Astoria's State Senator Anthony Gazzara introduced a bill in the early 1980s to permit one- and two-family houses to be converted legally and more cheaply to three-family dwellings (see Chapter 9). In response to a spate of fires in overcrowded wood-frame houses (which were not illegal occupancies), Queens Borough President Claire Shulman demonstrated understanding of dilemmas posed by aggressive code



enforcement: "Overoccupancy is a problem in our borough, especially with immigrants doubling up in Jackson Heights, Elmhurst and Corona. You're caught in between because enforcing the law is going to make some people homeless."<sup>39</sup>

Regarding SROs, City Council member Kathryn Freed championed the residents of an illegal SRO on lower Broadway who were forced to move in 1992. City Council president Peter Vallone has lent support to efforts to reform SRO codes to allow private SRO development.

We suspect that many neighborhoods would prefer to upgrade most illegal units — whether partially or fully — rather than close them down. If so, one would hope that the few communities, and their representatives, that are irrevocably opposed would not stand in the way of regulatory or policy changes permitting other communities to take action on this issue.

## Conclusions

Two kinds of conclusions can be drawn from this look at illegal occupancies: one about illegal occupancies themselves, and the other regarding perspectives we have gained on other aspects of housing policy.

It should be clear from this paper that we believe illegal occupancies are an important housing resource in New York City that should be acknowledged and addressed. Here we highlight some of the related housing issues that have received insufficient attention in New York City.

**Informal Housing:** Housing advocates and policy-makers, in New York City and elsewhere, have rarely taken into account informal or illegal forms of housing, that is, those outside the official state-sanctioned stock. The fact that it is informal has implications that should be examined more carefully.

Informal housing solutions can represent a valuable service at a reasonable price or a situation of exploitation of those with few options. In this it is similar to other informal activities. Informal housing is also an important resource during times of shortage. This is as true now as in the past. Although doubling up is increasingly recognized as a response to problems of affordability, far less attention is paid to the importance of unauthorized units in expanding the overall housing stock.

There is a general dilemma about whether to provide official recognition or funding to buildings that remain in some way "illegal" or "substandard." This has additional implications for the possibility of nonprofit ownership or management. Nonprofit organizations, as legal, state-sanctioned entities, operate in the formal sphere. How can they legitimately work with an illegal form of housing?

Informal housing also presents a challenge to the data-gathering efforts of government agencies and other researchers. Because of difficulties in defining, detecting and measuring housing units created outside the official sphere, they are often omitted from official surveys. Both the U.S. Census and the Housing and Vacancy Survey will continue to present incomplete portraits of the housing inventory and its occupants without more attention to this issue.

**Small Scale:** Most illegal SROs and apartments, as well as legal rooming houses, are located in small buildings that are owned or operated by landlords who lack access or skills to deal with formal housing or funding institutions. Most institutions themselves are not prepared to deal with loans appropriate to small multiple dwellings. And housing institutions are not generally equipped to meet the needs of owners requiring intensive technical assistance for both the loan processing and construction phases. At present, most such buildings are falling between the cracks in terms of institutional support.

**Immigrant population:** The significant growth of the immigrant population during the 1980s has implications for housing policy. Some previous assumptions by advocates should be re-examined, such as those regarding immigrants' views on crowding, eligibility for subsidized housing, priorities toward housing expenditures and vulnerability because of immigration status. Forms of outreach and technical and legal assistance must take into account different cultures, working hours, languages and immigration status.

**The dilemma of illegality:** There is a wide range of ways in the housing sector that regulations or laws are ignored and not enforced. Examples include the widespread practice of failing to obtain permits for interior building alterations, ignoring rent regulations and evading taxes. Calling for more regulatory attention to illegal occupancies may seem unjust when considered within a larger environment where rules are flouted. This is a real dilemma.

**Bottom of the market:** It is important to gain an understanding of the entire range of housing situations at the bottom of the market. They are usually not reflected, however, in official studies. Currently, doubling up and legal SROs are seen as the only options at the bottom aside from outright homelessness.

This list illustrates how the study of illegal occupancies can illuminate a broad range of housing issues. Once it is opened up to study, much more might be learned about housing policy and the housing options available to low-income people.

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## Appendix A Definitions and Characteristics of Building and Unit Types

The following list provides definitions relating to SRO-type dwellings found in the New York City Housing Maintenance Code (HMC) and the New York State Multiple Dwelling Law (MDL). For more information see Blackburn (1986) and Hamberg (1984). Characteristics of each building type are summarized on Tables A-1 and A-2 which are reprinted from Blackburn (1986: A-6, A-7).

"A multiple dwelling is a dwelling which is either rented, leased, let or hired out, to be occupied, or is occupied, as the residence or home of three or more families living independently of each other. . . . A multiple dwelling does not include (i) a hospital, convent, monastery, asylum or public institution; or (ii) a fireproof building used wholly for commercial purposes." (HMC: § 27-2004 (a) 7; MDL: § 4 (7)).

"A Class A Multiple Dwelling is a multiple dwelling occupied as a rule for permanent residence purposes. This category includes tenements, apartment houses, apartment hotels, studio apartments, a series of other specific types of apartment units, and all other multiple dwellings, except Class B multiple dwellings" (HMC § 27-2004 (a)(8)(a); MDL: § 4 (8.a)). In general this category refers to apartments where residents have exclusive use of kitchen and bathroom facilities. New structures or those converted to apartment hotels are required to have kitchen facilities, but those built or converted many years ago do not.

"Single room occupancy is the occupancy by one or two persons of a single room, or of two or more rooms which are joined together, separated from all other rooms within an apartment in a multiple dwelling, so that the occupant or occupants thereof resides separately and independently of the other occupant or occupants of the same apartment. When a Class A multiple dwelling is used wholly or in part for single-room occupancy it remains a Class A multiple dwelling" (HMC: § 27-2004 (a)(17); MDL: § 4 (16)). Class A (Section 248) SRO units are found either in buildings where all the dwelling units have been converted and the building is run as an "SRO hotel" or in structures where rooms are let separately in only a few apartments, but the other units remain regular apartments. The section of the Multiple Dwelling Law regulating these SROs — Section 248 — appears as Title 2A in Article 7, which deals with "tenements." However, there is nothing in that section, nor in the definition of "Single Room Occupancy," to limit such units only to "tenements" (i.e., multiple dwellings erected before 1929). These SROs are known as Class A SROs or Section 248 SROs to distinguish them from Class B units.

"A Class B multiple dwelling is a multiple dwelling which is occupied as a rule, transiently, as the more or less temporary abode of individuals or families who are lodged with or without meals. This class includes hotels, lodging houses, rooming houses, boarding houses, boarding schools, furnished room houses, lodgings, club houses, and college and school dormitories" (HMC: § 27-2004 (a)(9); MDL: § 4 (9)). Definitions of some types of Class B Dwellings include:

- A hotel is an inn having thirty or more sleeping rooms (HMC: § 27-2004 (a)(12); MDL: § 4 (12)).
- A rooming house is a Class B converted dwelling with more than half the rooms in rooming units, according to the HMC (HMC: § 27-2004 (a)(16)). According to the MDL, a rooming house is "a multiple dwelling, other than a hotel, having less than 30 sleeping rooms and in which persons either individually or as a family are housed for hire or otherwise with or without meals. An inn with less than 30 sleeping rooms is a rooming house" (MDL: § 4 (13)).
- "A lodging house is a multiple dwelling, other than a hotel, a rooming house or a furnished room house, in which persons are housed for hire for a single night, or for less than a week at a time, or any part of which is let for any person to sleep in for any term less than a week" (HMC: § 27-2004 (a)(18); MDL: § 4 (14)).

"A private dwelling is a building or structure designed and occupied for residential purposes by not more than two families" (HMC: § 27-2004 (a)(6); MDL: § 4 (6)).

A converted dwelling is a private dwelling erected before 1929 and subsequently occupied as a multiple dwelling, or a private dwelling three stories or less in height erected after 1929 and subsequently occupied by no more than three families." (HMC: § 27-2004 (a)(10); MDL: § 4 (10)).

"A rooming unit shall mean one or more living rooms arranged to be occupied as a unit separate from all other living rooms and which does not have both lawful sanitary facilities and lawful cooking facilities for the exclusive use of the family residing in such a unit. It may be located either within an apartment or within any Class A or Class B multiple dwelling. A rooming unit shall not include a living room in a Class B hotel or any other dwelling complying with section 67 of the Multiple Dwelling Law and so classified and recorded in the department" (HMC: § 27-2004 (a)(15)).

Dormitories and cubicles: According to the MDL, "a dormitory in a lodging house is any place used for sleeping purposes. A cubicle is a small partially enclosed sleeping space within a dormitory with or without a window to the outer

air" (MDL: § 4 (21)). According to the HMC, a dormitory is a space occupied for sleeping purposes by three or more persons who are not members of a family maintaining a common household in: a lodging house (except for an apartment occupied solely by an owner, janitor or superintendent); a college or school dormitory legally converted to such use before 1955; or a dwelling owned and operated by a religious, charitable or educational organization for the purposes enumerated in section 27-2077; or a dwelling owned, operated or used for the purposes enumerated in 27-2077 (HMC: § 27-2004 (27)).

Nonprofit Institution with Sleeping Accommodations (NPISA) is a zoning category included in Community Facility Use Group 3.

Restrictions on conversions to rooming units: "No rooming unit which was not classified and recorded as such in the department prior to May 15, 1954 or converted to such use prior to April 13, 1956 shall be created in any dwelling, whether such conversion is effected with or without physical alterations, except for rooming units: (1) owned or controlled and operated by a hospital for occupancy by nurses and interns on its staff; or (2) owned and operated without profit by an educational, religious or charitable institution as a residence for the aged, or for working girls or women, or for working boys or men, or for delinquent, dependant or neglected children, or for students attending a school or college; or (3) approved by the commissioner of the department and created with the substantial assistance of loans, grants or subsidies from any federal, state or local agency or instrumentality; or (4) approved by the commissioner of the department and owned, operated or used by any federal, state or local agency or instrumentality or by a non-profit organization. (HMC: § 27-2077).

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Table A-1  
Occupancy and Zoning Characteristics of Different Buildings and Zoning Uses

building Type or Zoning Classification	Occupancy Classification		Use Group <sup>2</sup>	Zoning Permissible Zoning District <sup>3</sup>
	MDL HMC	'New' Bldg. Code		
A - Apartment houses & apartment hotels*	A	J-2	residential	2 R3 - R10 C1 - C6
A - SRO	A-SRO	J-2	residential	2 R6 - R10 C1 - C6
B - Boarding & rooming houses	B	J-1	residential	2 R6 - R10 C1 - C6
B - Hotels (transient)	B	J-1	commercial	5 C1,2,4,5,6,8 M1
B - Lodging houses	B	J-1	commercial	5 C1,2,4,5,6,8 M1
One and two-family houses	Private dwelling	J-3	residential	1 or 2 R1 - R10 C1 - C6
Non-profit institutions with sleeping accommodations	Non-residential	J-1 or J-2	public	3 R3 - R10 C1 - C6
Convents, monasteries, novitiates	A or B	J-3	residential	3 R1 - R10 C1 - C6
Nursing homes & health-related facilities	non-residential	H-2	public	3** R3 - R10 C1 - C6
Adult homes	non-residential	H-2	public	3 R3 - R10 C1 - C6
Group Homes	Private dwelling	J-3	residential	1 or 2 R1 - R10 C1 - C6

\*Apartment hotels that include rooming units not permitted in R3-R5 districts.  
\*\*Special permit required in designated community districts.

NOTES:

<sup>1</sup>New Building Code: Occupancy Group J (residential). J-1: buildings used for sleeping accommodations on a transient basis (day-to-day or week-to-week); J-2: same, but on permanent basis (month-to-month or longer); J-3: One- and two-family dwellings and convents and rectories. Occupancy Group H (institutional). H-2: Buildings used for care or treatment of persons with physical limitations because of health or age.

<sup>2</sup>Zoning Use Groups. Use Group 1: single-family detached houses; Use Group 2: single-family row houses, two-family and multiple dwellings (including apartment hotels); Use Group 3: community facilities with sleeping accommodations (e.g., college and hospital staff dormitories, nursing homes and "non-profit institutions with sleeping accommodations" and such non-sleeping facilities as colleges, libraries and museums; Use Group 5: hotels used primarily for transient occupancy.

<sup>3</sup>Zoning Districts: R = residential; C = commercial; M = manufacturing.

Table A-2  
Detailed Characteristics of Different Building Types

MDL/HMC or Zoning Classification	New Bldg. Code	Permanent or Transient	Considered Rooming Unit?	Minimum		Maximum Occupancy	Use Group	Zoning	
				Room Size	Least Dimension			Rooms	Rooms
A - Apartment houses & apartment hotels	J-2	permanent	no	varies (see HMC: Sec. D26-33.01)	8 ft.	1 person/80 sq.ft.	2	0 BR = 2-1/2 IR 1 BR = 3-1/2 IR 2 BR = 4-1/2 IR	
A - SRO (Single Room Occupancy)	J-2	permanent	yes*	150 sq.ft.	8 ft.	1 person/80 sq.ft.	2	1 room=2 zoning rms.	
B - Boarding & Rooming Houses	J-1	transient	yes*	60 sq.ft./70 sq.ft.**	6 ft.	1 person/80 sq.ft.	2	1 room=2 zoning rms.	
B - Hotels (transient)	J-1	transient	no	60 sq.ft.	6 ft.	1 person/80 sq.ft.	5	Not applicable	
B - Lodging Houses	J-1	transient	yes*	440 cubic ft./bed	none	440 cubic ft./bed	5	Not applicable	
Non-profit institutions with sleeping accommodations	J-1 or J-2	either	no	80 sq.ft.	8 ft.	1 adult/75 sq.ft.	3	Not applicable	
Adult homes	H-2	Not Applicable	no	100 sq.ft.***	8 ft.	1 child/50 sq. ft. 1 infant/25 sq.ft.	3	Not applicable	

\*Unless complies with Sec. 67 of MDL.  
\*\*HMC: D26-33.01(c)(2) - 70 sq.ft. in buildings built before 1929 and altered after 1955.  
\*\*\*Adult Home regulations.

## Appendix B SRO Chronology

- 1929 State Multiple Dwelling Law replaces the Tenement House Act of 1901.
- 1938-1940 Studies of "rooming houses" in Manhattan by the Community Service Society and its predecessor organization.
- 1939 The Pack Law amends the Multiple Dwelling Law to legalize existing rooming units illegally created in apartments (known as Class A SROs or Sec. 248 SROs). Prohibits new conversions, but ban rescinded one year later.
- 1946 State rent control law replaces federal wartime controls. Created incentive to conversion by exempting buildings from rent control if owner increased number of units.
- 1954 Local Law establishes three-year moratorium on the creation of any rooming unit, except for school and college dormitories, hospital residences and other limited institutional uses.
- 1955 City Multiple Dwelling Code approved (forerunner of Housing Maintenance Code). Incorporates and makes permanent provisions of the 1954 local law banning new rooming units. Limits number of boarders to two. Tightens occupancy standards.
- 1957 City recontrols rents in pseudo "hotels," "residence clubs" (as some SROs were called) and certain rooming house accommodations.
- 1960 City law prohibits occupancy by children under 16 in rooming units after 1965 (phased in upon vacancy). Provides for annual licensing of Class A SROs and rooming houses.
- 1961 City ordinance upgrades sanitary facility requirements in SRO buildings, requiring one water closet and bath for each six persons, instead of one per eight persons as required under state law.
- 1967 City Housing Maintenance Code is promulgated, combining the 1955 Multiple Dwelling Code with certain regulations in the state Multiple Dwelling Law and portions of the City Administrative Code. Also covers one- and two-family dwellings. Establishes more restrictive occupancy requirements. Gives until 1968 to comply with sanitary requirements approved in 1961. Requires all Class A SROs (but not rooming houses) be returned to original use within 10 years (i.e., 1977).
- 1969 and 1970 Extensions of compliance requirements for sanitary facilities.
- 1972 Local law removes requirement to eliminate Class A SROs by 1977.
- 1973 Mayor's Office of SRO Housing established.
- 
- Mid-1970s J-51 tax benefit program expanded to cover conversions from SROs to apartments.
- Mid-late 1970s Studies, books and reports on SRO residents, especially on Upper West Side. State hearings about SROs and their residents.
- Early 1980s Nonprofit sponsors start creating new SROs and renovating existing ones with "one-shot" federal Section 8 Moderate Rehab and state Special Needs funds. They encounter problems with building and zoning regulations to obtain necessary permits.
- 1981 SRO Loan Program established. Co-administered by Mayor's Office of SRO Housing and HPD. Mostly financed larger projects, renovation of existing SROs.
- Fall 1981 SRO Legal Services Projects created.
- June 1982 Illegal eviction made a crime (jail and fine).
- Summer 1982 Use of J-51 tax benefits eliminated for conversions of SROs.
- May 1983 SRO Anti-harassment Law approved. Prior to obtaining building permit for alteration or demolition of SROs, sponsors are required to show no harassment in previous three years.
- July 1983 Settlement Housing Fund SRO Task Force issues proposal for change in codes to allow for private and nonprofit creation of enhanced SROs called Mini Dwelling Units (include kitchen facilities, but baths are shared).
- November 1984 Trial court decision preventing eviction in six illegal rooming houses in Queens owned by the Bucks.

- November 1984 Community Service Society issues guide to building and zoning regulations for sponsors of facilities for the homeless. Focuses on problems of nonprofits in obtaining permits to create new SRO units.
- January 1985 Partial ban on creation of "rooming units" completely lifted for nonprofit sponsors; for private for-profit owners as well, but only if rooming units are developed with substantial government assistance.
- January 1985 Fire in East Flatbush illegal cellar SRO, killing five Haitians.
- January 1985 Submission to Board of Estimate of Settlement Housing Fund contract to research and provide technical assistance on illegal SROs in three neighborhoods. Withdrawn before a vote because of opposition from staff from Borough President's offices.
- April 1985 Report prepared by Brooklyn Community Board 17 on East Flatbush fire is released. Finds city was negligent.
- August 1985 Mayor signs SRO Moratorium Law. Prohibits conversion, alteration or demolition of most SROs from January 19, 1985 to July 9, 1986 (18-months). Mandates study of SROs.
- Summer 1985 through Summer 1986 HPD staff study issue of illegal occupancies, including illegal SROs and explore possibilities of partial legalization.
- December 1985 Fire in house owned by the Bucks, killing one man. All six buildings are vacated, displacing more than 100 tenants.
- February 1986 Blackburn report on SROs prepared for HPD is issued. Mayor orders implementation plan based on report and other data. Main focus is on preventing loss of SRO units in "market areas," but also recognizes danger of abandonment of rooming houses in "non-market areas." Recommends changing regulations to permit development of SROs by private sponsors. Proposes interim legalization of illegal SROs.
- April 1986 Buck decision reversed on appeal, but trial judges still tend to act leniently in most illegal occupancy cases.
- May 1986 SRO Moratorium extended to Dec. 31, 1986. Includes anti-warehousing measure scheduled to start October 1986 (but never goes into effect because of court challenge).
- September 1986 HPD issues its "SRO Implementation Plan." Includes recommendations on changing codes to encourage production of SROs and to legalize some illegal SROs.
- Mid-late 1980s Ongoing public programs created to finance SROs: direct city funding, state Homeless Housing and Assistance Program (HHAP) and Office of Mental Health, and federal McKinney SRO funds.
- January 1987 Second moratorium law narrowly approved by City Council. Prohibits conversion or demolition of SROs over 25 units, but contains buyout provision. Challenged in court.
- April 1987 Mayor's Office of SRO Housing changes name to the Mayor's Office of Homeless and SRO Housing Services.
- February 1988 Mayor's Office of Homeless and SRO Housing Services organizes committee of lawyers from various city departments to follow up on recommendations from Blackburn Report on illegal SROs. Failing to find readily apparent solution after several meetings, the committee is dissolved.
- December 1988 SRO Moratorium Law upheld unanimously by first-level state appeals court.
- February 1989 City Council establishes the Legislative Advisory Commission on the Homeless (also sometimes known as the Vallone Commission). Deliberations include discussion of private development of SROs.
- July 1989 Top state appeals court strikes down SRO moratorium by 5-2 vote.
- November 1989 U.S. Supreme Court declines to review SRO moratorium decision.
- March 1990 Fire at Happy Land social club kills 87. High level committee of city agencies established to coordinate vacate procedures for commercial buildings, but also addresses other illegal occupancies, including illegal SROs. Focus is preventing re-occupancy of vacated premises.
- May 1991 The Legislative Advisory Commission on the Homeless proposes legislation authorizing private for-profit creation of SRO housing in the form of Class C units and Enhanced Housing for Adults.
- December 1991 Walter Thabit issues a report on SRO development issues. Includes recommendations for SRO regulatory reform and subsidies, including provisions for private for-profit conversions and new construction.



## Appendix C Abbreviations

AFDC	Aid to Families with Dependent Children
CPC	Community Preservation Corporation
CSS	Community Service Society
ECB	Environmental Control Board
EHA	Enhanced Housing for Adults (proposed)
EIS	Environmental Impact Statement
ERP	Emergency Repair Program
HHAP	Homeless Housing and Assistance Program
HMC	Housing Maintenance Code (New York City)
HPD	NYC Department of Housing Preservation and Development
HRA	NYC Human Resources Administration
HVS	Housing and Vacancy Survey
IRH	Interim Rooming House (proposed)
LISC	Local Initiatives Support Corporation
MCI	Major Capital Improvement
MDL	Multiple Dwelling Law (New York State)
MDR	Multiple Dwelling Registration
MDU	Mini Dwelling Unit (proposed Class C unit)
NHS	Neighborhood Housing Services
NPISA	Non-Profit Institution with Sleeping Accommodations
NYCHA	New York City Housing Authority
RGB	Rent Guidelines Board
SCRIE	Senior Citizen Rent Increase Exemption program
SRO	Single Room Occupancy
SSI	Supplemental Security Income
T/TA	Training and Technical Assistance
ULURP	Uniform Land Use Review Procedure

## Appendix D Glossary

(See also definitions in Appendix A)

- Accessory apartment:** Additional dwelling unit created within or adjacent to a single family house, which remains the primary unit (can also be found in two-family houses).
- Basement:** A story more than half above curb level.
- Cellar:** A story more than half below curb level.
- Certificate of occupancy:** Permission to occupy a building. Includes building classification, number of units and permitted uses.
- Class A Multiple Dwelling:** Dwelling occupied as a rule on a permanent basis.
- Class A SRO:** A rooming unit within a subdivided apartment. Also known as a Section 248 SRO.
- Class B Multiple Dwelling:** Dwellings occupied transiently.
- Class C Multiple Dwelling (proposed):** A proposed class of permanently occupied non-self-contained units.
- Community Board (also known as Community Planning Board):** A board (one for each of the city's 59 Community Districts) that makes advisory recommendations to inform city agencies and officials as to the community viewpoint. Members are appointed by the Borough President, at least half of whom are nominated by local City Council members.
- Community Preservation Corporation (CPC):** Consortium of New York City banks that provides or brokers construction loans, permanent financing and technical assistance to private landlords to rehabilitate their properties.
- Converted dwellings:** Private houses converted to multiple dwellings.
- Dwelling unit:** A residential unit. Includes rooming units in rooming houses and Class A SROs, but not hotels and lodging houses.
- Emergency Repair Program (ERP):** City program to provide emergency repairs in private housing. Work done by private contractors; lien for cost placed on property.
- Enhanced Housing for Adults (EHA) (proposed):** A proposed type of housing for adults that includes proposed Class C units and studios, and may include support services. Proposed by the NYC City Council Legislative Advisory Commission on the Homeless.
- Environmental Control Board:** [to be completed]
- Group Home:** One- and two-family homes that house 10-15 children or adults who are in programs for the developmentally or mentally disabled, or have other special needs (e.g., foster children, babies with AIDS).
- Home Relief:** The name used for General Assistance in New York State; covers single adults and others who are not covered by the federal Aid to Families with Dependent Children (AFDC) or Supplemental Security Income (SSI) programs.
- Homeless Housing and Assistance Program (HHAP):** New York State program to provide capital funding for transitional and permanent housing for the homeless.
- Hotel:** A inn with more than 30 sleeping rooms (Class B).
- Housing Maintenance Code (HMC):** New York City law that supplements the state Multiple Dwelling Law and includes non-multiple dwellings (i.e., one- and two-family dwellings).
- Housing and Vacancy Survey (HVS):** Major housing survey conducted every three years in New York City, as required by rent laws.

**Illegal Occupancy:** An illegal conversion to apartment or SRO use, severe overcrowding, or occupancy of parts of a building that are illegal (e.g., certain cellar occupancies).

**Illegal Single Room Occupancy (SRO):** Non-self-contained units that do not have both kitchen and bathroom facilities and were created after 1955.

**Interim Rooming House (IRH) (proposed):** Building classification proposed by the Blackburn report as a way to partially legalize illegal SROs.

**J-51 tax benefits:** Abatements and exemptions from real estate taxation for certain units undergoing renovation.

**Lodging house:** Other than a hotel or rooming house where people rent for a single night or for less than a week at a time (Class B).

**Mini Dwelling Unit (MDU) (proposed):** A proposed Class C unit that would have efficiency-type cooking facilities and shared bathrooms. Proposed by the Settlement Housing Fund's SRO Task Force.

**Multiple Dwelling:** A residential building with three or more units.

**Multiple Dwelling Code:** New York City code approved in 1955; predecessor to the New York City Housing Maintenance Code (approved in 1967), which is part of the City's Administrative Code.

**Neighborhood Housing Services:** National organization, with local offices, that provides loans and technical assistance to low- and moderate-income homeowners and resident landlords in small buildings.

**Non-Profit Institution with Sleeping Accommodations (NPISA):** A quasi-institutional form of housing that is considered a community facility under the Zoning Resolution.

**Prime tenant:** The person (or persons) who is listed on the lease or is the statutory tenant (in the case of rent controlled units).

**Private house:** One- or two-family house.

**Quality Housing Program:** Amendments to the Zoning Resolution affecting the required bulk and amenities of housing in medium- and high-density districts.

**Rooming house:** A "converted dwelling" with more than half the rooms in rooming units (according to the Housing Maintenance Code), or a multiple dwelling with less than 30 sleeping rooms (Multiple Dwelling Law) (Class B).

**Rooming unit:** One or more rooms in a residential building without exclusive use of kitchen and bathroom facilities.

**Section 248 SRO:** See Class A SRO.

**Senior Citizen Rent Increase Exemption program (SCRIE):** Exempts senior citizens below a certain income level from paying rent increases; landlords receive compensation through tax exemptions.

**Single Room Occupancy (SRO):** Non-self-contained unit lacking both bathroom and cooking facilities. Term refers to all categories of non-self-contained units, including hotels, rooming houses, subdivided apartments (Class A SROs) and lodging houses.

**Tenement:** Any multiple dwelling (except for a converted dwelling) built before 1929. "Old Law" tenements were erected before 1901 and "New Law" tenements between 1901 and 1929.

**Uniform Land Use Review Procedure (ULURP):** A complex land use review process mandated by the City Charter, including public hearings and several levels of government approvals. ULURP is required for: changes to the city map; designation of new zoning districts; special permits from the City Planning Commission; site selection for city facilities; franchises, concessions, or revocable consents from the city; urban renewal and housing plans; landfills; and acquisition of land by the city, and sale or lease of city-owned property.

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## STATEMENT

Patricia Dolan  
President

### City Council Illegal Conversion Hearing

June 7, 2011

Thank you for affording the public the opportunity to discuss remedies to the problem of buildings illegally converted to multiple dwellings. The Queens Civic Congress is a coalition of more than 110 community and neighborhood based organizations representing tenants, homeowners, and condo and co-op owners living in every part of Queens. Queens civic leaders organized the Queens Civic Congress response to widespread illegal uses and conversions throughout Queens.

Many of us were drawn to civic advocacy by an illegal conversion near our own homes. We continue to battle against this scourge because we understand that controlling illegal development is critical to preserving our communities.

Any convening of civic leaders in any of the five boroughs will start with a discussion of how to combat illegal uses and conversions. Local residents plead for relief from the dangers created when nearby buildings are carved into multiple units. Civic leaders know that rampant illegal conversions and occupancies overburden infrastructure and destabilize neighborhoods. Sadly, we all know that calls to 311, elected officials or community boards are largely futile, because the Buildings Department does not respond-or if it does respond, it will walk away from a building after a perfunctory attempt to gain entrance.

Twenty-five years after Borough President Schulman established the Queens Illegal Conversion Task Force, illegal conversions continue to flourish much as they have for decades. Despite numerous attempts by the City to close loopholes and to strengthen sanctions against irresponsible landlords, illegal uses and conversions abound.

Ten years after the City Council passed legislation to combat a tide of illegal conversions that the New York City Buildings Department is seemingly unable to counter, the Council is considering more new laws. The Queens Civic Congress reluctantly concludes that the new bills will fail to solve the problem. Neither Intro 240 nor Intro 268 address the growing use by landlords of dummy corporate

shells or the more recently owners of multiple properties setting up off shore corporations.

And the bills do nothing to address the culture of an agency that has demonstrated over the past four decades that it does not have the will to enforce even the weak laws currently on the books.

It is past time for the Council to address the major impediment to enforcing the laws against illegal uses and conversions. So long as owners can deny DOB inspectors access to their properties without consequences, there will be no effective enforcement. QCC has called on the City to use the same regulations as DEP uses in connection with asbestos control. We have called for filing tax liens against properties with unpaid ECB fines.

And it is long past time for excuses for property owners who create illegal uses or conversions.

Thirty years after Mayor Koch suggested suspending the building code to solve that year's housing crisis and more than 100 years after Jacob Riis wrote the Genesis of the Tenement, some housing advocates would have the Council relax the Zoning Resolution and the Building Code so that property owners could build new generation of slum housing. Developing twenty-first century tenements will only condemn more needy people to living—and dying--in slums.

And finally, the Council needs to tell us how many more New Yorkers have to die in fire traps created by avaricious landlords and tolerated by an uncaring city?



**Int. No. 240- in relation to illegal residential conversions**  
**Int. No. 368 – in relation to inspections by Department of Buildings and Oversight – Access Denied: Examining the City’s Response to Illegal Use and Illegal Conversion Complaints**  
**Committee on Housing and Buildings**  
**Tuesday June 7, 2011, 1:00 PM**

My name is Marika Dias and I am the Supervising Attorney at Make the Road New York (MRNY), a non-profit organization based in the communities of Bushwick, Brooklyn; Jackson Heights, Queens; and Port Richmond, Staten Island. MRNY builds the power of immigrant and working class communities to achieve dignity and justice through organizing, policy innovation, transformative education, and survival services, which includes legal services. Our organization consists of almost 9,000 members, most of whom are immigrants and many of whom live in substandard housing. Both our Brooklyn and Queens offices have member committees that meet weekly regarding housing-related issues. There are approximately 300 members in these committees. Our Legal Services Department routinely represents low-income tenants in Housing Court in eviction prevention cases and cases to obtain repairs or to deal with landlord harassment. I am testifying on behalf of MRNY and thank the Committee for the chance to participate in this hearing.

MRNY has been concerned with the issue of illegal conversions for some time. Our offices in Brooklyn and Queens hear reports of this issue time and time again from our members – either because they themselves live in an illegal conversion or because there are illegal conversions in their buildings. Motivated by these experiences, MRNY has been a member of the New York Immigrant Housing Collective’s (IHC) task force on Accessory Dwelling Units (ADU’s), which is a term used to describe additional units that are created illegally, usually by illegally subdividing existing units or creating illegal units in basements or cellars.

Illegal conversions are a problem for tenants. They create dangerous and unhealthy conditions, including fire hazards and the tenants who live in them are very vulnerable to displacement, either by their landlord because they do not have leases, or by the Department of Buildings if the illegal conversion is discovered and a vacate order is issued. For tenants in surrounding apartments it can create massive overcrowding in buildings and strain the resources of a building. Illegal conversions can also be a problem for neighborhoods, with unplanned growth creating overcrowding in schools, parking and traffic congestion, and insufficient sanitation services.

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Yet it is extremely important that we recognize why tenants live in illegal conversions. The combination of a lack of affordable alternatives and an increasing population make it very difficult for low-income tenants to find viable housing. Plus, many of the tenants living in illegal conversions are low-income immigrants who are particularly vulnerable and who often have to live in less-than-desirable conditions as a way of making ends meet.

I have seen many cases of tenants living in illegal conversions or with illegal alterations. Often they have no idea that a particular wall or entrance is illegal. Often times it was the building's superintendent who did the illegal construction at the behest of the landlord. Sometimes the tenants themselves were charged exorbitant amounts for the illegal construction and they do not realize they paid for something illegal. Then, sadly, these same tenants may find themselves facing eviction proceedings and being accused of illegal occupancy. We also see a lot of profiteering by landlords, who will often charge these unregulated and vulnerable tenants excessive rents.

One concern we have about Intro. 240, therefore, is that it is broadly drafted and might actually criminalize tenants and landlord employees, such as superintendents. Intro. 240 criminalizes a broad range of activity that could actually encompass the superintendent who works on creating an illegal cellar apartment or maybe even the tenant who lives in the illegal conversion. As Intro. 240 does not include a knowledge requirement it creates strict liability. We are concerned about the impact this may have on tenants and landlord employees, who often do not control the work they do. If this part of the administrative code is to be amended, we would urge a tightening up of this pre-existing language so that liability only applies to landlords.

Intro. 240 is also concerning because it permits the issuance of a notice of violation based merely on circumstantial evidence. A notice of violation has the potential to greatly impact tenants. Under current case law, if a landlord wishes to evict a tenant for illegal occupancy, a city violation is generally required. Thus, Intro. 240 would potentially facilitate the eviction of tenants even in situations where there is no illegal occupancy and where no conditions warranting a violation actually exist. It would also make it a lot easier for landlords to embroil tenants in lengthy and stressful eviction proceedings.

MRNY does approve of measures that discourage landlords from making illegal conversions and that penalize those landlords who take advantage of low-income tenants, who they place at risk for the sake of their own profits. We are, however, particularly concerned with the preservation of affordable housing and with protecting vulnerable immigrant communities.

New York's crisis of affordable housing, which disproportionately affects low-income, immigrant tenants, is a critical factor in the proliferation of illegal conversions in New York. It is therefore imperative that any legislative response to illegal conversions enhances protections for tenants living in illegal conversions and promotes the creation of more legal, affordable units. We advocate the establishment of a program for the legalization of illegal conversions. This would involve financial incentives for owners to legalize units (such as the elimination of fees involved in legalization and the elimination of penalties if owners choose to legalize), technical assistance for owners, protections for existing tenants so that they can remain in their units, and enforced affordability so that New York's affordable housing stock is augmented.

Any response to illegal conversions, whether it is facilitating inspection as provided for by Intro. 368 or penalties as provided for by Intro. 240, should also include protections for tenants and some sort of mechanism for legalization. This is the only way to protect vulnerable New Yorkers and at the same time avoid depleting New York's affordable housing stock. We therefore advocate the introduction of a city ordinance on accessory dwelling units that provides for the legalization of illegal conversions wherever possible. In the meantime, any new legislation that is passed should be consistent with this goal.

FOR THE RECORD

NEW YORK CITY COUNCIL HOUSING & BUILDINGS COMMITTEE HEARING  
JUNE 7, 2011

Good afternoon, my name is Christopher Athineos and I am Vice President of SPONY (The Small Property Owners of New York). Our membership primarily consists of owners who own small buildings mostly 6 to 20 unit buildings. Most of our members live in the buildings which they own.

At the outset, I must say that we do not condone any illegal alterations or subdividing of apartments, as this can cause serious safety consequences for the tenants in the building as well as for the owner.

That being said, the topic of this hearing brings to light by far the biggest complaint which we receive from our members with regard to running our buildings, which is *tenant caused violations* **and** *access and remedies to cure those violations*.

All too often we will rent to a tenant and many months later, having not gained access to that apartment, we discover the tenant has caused a violation, whether it be a double cylinder door lock, keyed locks on the fire escape window, excessive hoarding & accumulation of debris, missing & damaged smoke/carbon monoxide detectors, and an illegal alteration of an apartment. Sometimes, that illegal alteration may be *subdividing* an apartment causing lack of egress, light or air. Other times, that illegal alteration may be actually a tenant *removing* walls in an apartment. I for example had a tenant who removed a wall without my permission in a studio apartment, because he thought it would be nice to create a bright airy "loft" style apartment, without regard to structural or electrical issues. He ended up skipping out of the apartment after we brought legal action, leaving *us* to restore the damage he did. Luckily he did not remove any structural walls. Nevertheless the cost to restore the condition was considerable.

We believe that the focus on these conditions should be placed upon the *offender* rather than the owner. In the proposed legislation, it is mentioned that after two inspection attempts to gain



access to the dwelling unit, the owner shall be notified by certified mail that a complaint was filed and inspection will be scheduled. Although this may seem reasonable, perhaps the requirement should **include** a request to the owner for the *tenant named in the lease*, so that the **tenant** shall also be notified by certified mail, along with the consequences for illegal alterations of an apartment.

Furthermore, the law should reflect **penalties** for that named tenant, if they fail to respond to the notice and/or if the illegal conditions are proven true and were in fact caused by the tenant. This would create a much stronger incentive for correction rather than just putting the burden onto the owner. Unfortunately, an owner's only remedy is Housing Court. A proceeding brought in Housing Court can take months if a tenant does not respond or does not object. If a tenant does put up a defense or enters into motion practice, the proceeding can take years. Therefore, by putting the tenant on notice as well as the owner, there may be more of a successful resolution.

Another possible way to ensure the safety of our residential dwellings would be for the Department of Buildings to create some type of unit which helps small owners including those one and two family homeowners, creating an expedited process in which they can legalize their units to create another apartment or room. This expedited process should include a way for small owners to navigate through the overwhelming bureaucracy of the Department of Buildings. Recently, in my own neighborhood of Bay Ridge, there is one street in particular that I know of full of one family homes. These homes are all attached and consist of a basement or cellar and two floors above. You can clearly tell which basements are being rented out and which are not. In fact, on one of these homes I noticed a Department of Buildings vacate order. I assume they discovered one of these basements being illegally rented out. In fact, many of these homes, and homes like them throughout the boroughs, *do* have other means of egress, and have adequate air and light. In light of our shortage of housing stock in the City, consideration should be given to have these types of homes legalized.

Furthermore, the City Council should consider zoning regulations in conjunction with this proposed legislation. The City Council cannot send out mixed signals. On one hand we always hear of the shortage of housing, yet when a builder wants to knock down a one or two family house in Brooklyn and build a 6 or 8 unit building, the community (including elected officials) vehemently oppose such building. We cannot have it both ways. We must consider loosening some of the zoning laws in the outer boroughs if we want to create safe and affordable housing. If we don't take this into consideration, those for whom I do not speak, will continue to subdivide apartments and possibly create unsafe conditions.

Thank you for giving me the opportunity to address you on this most important topic which affects us all.



**LEGAL  
SERVICES**

**INCORPORATED**

**TESTIMONY**

**ON**

**INTRO 240 AND INTRO 368**

**PRESENTED BEFORE**

**THE NEW YORK CITY COUNCIL**

**Committee on Housing and Buildings and  
Committee on Fire and Criminal Justice Services**

**“Oversight - Access Denied: Examining the City's Response to  
Illegal Use and Illegal Conversion Complaints”**

**Presented by:**

**Tanya Kessler, Esq.  
MFY Legal Services, Inc.**

**June 7, 2011**

Good afternoon. My name is Tanya Kessler. I am a staff attorney at MFY Legal Services. Thank you for the opportunity to testify today about the proposed bills in relation to illegal residential conversions and to Department of Buildings' access to investigate complaints.

MFY Legal Services provides legal assistance to 7,500 New Yorkers each year. Our practice focuses special attention on our city's most vulnerable residents, including people with mental disabilities, SRO tenants, adult home residents and the elderly.

I work on MFY's Three-quarter House Project. We provide assistance and representation to tenants of three-quarter houses, also known as illegal boarding houses, sober houses, or transitional houses. This is an underground industry, whose growth has been assisted by the severe shortage of decent affordable housing options for very low-income individuals. Many three-quarter houses have been illegally converted and it is common for three-quarter house operators to deny access to Department of Buildings' inspectors. Many of the tenants in three-quarter houses have been referred to them by city agencies.

### Background

I first want to explain what three-quarter houses are.

Three-quarter houses are buildings that falsely hold themselves out as supportive housing programs, but have no contract or license to operate a residential service program of any kind. They recruit people from hospitals, substance abuse programs, prisons, jails, soup kitchens, and other service systems that interact with people who are homeless, on the verge of homelessness, or otherwise desperate for housing.

While we don't know the origin of the term "three-quarter house," the term seems intended to capitalize on familiarity with the half-way house concept. The term is used to imply that people who are trying to overcome setbacks in their lives, often coming from institutional settings, will get the support and assistance they need to reintegrate into the community. Unfortunately, in three-quarter houses, usually the opposite is true.

Many of the three-quarter houses distribute marketing materials, and claim to provide support services and eventually a path to permanent housing. They give themselves names that sound like social service providers, such as "Steps to Better Living," "Harmony Outreach," "Miracle House," and "Uplifting Men." They develop relationships with discharge planners, social workers and other service professionals who are looking for decent housing alternatives for their clients, and often are not aware that these are not legitimate housing providers. The three-quarter house operators do presentations in jails, prisons, crisis centers, soup kitchens, shelters, and inpatient detox and rehab units to recruit residents, giving out written materials promising a variety of services. (See attached materials from Steps to Better Living, Inc. and Harmony Outreach, LLC.)

Most three-quarter houses require residents to sign agreements that purport to waive the most basic tenancy protections under New York law. These agreements usually state that residents are not “tenants” and can be “discharged” for violating house rules. This amounts to eviction on the spot, with no court process, in violation of the Unlawful Eviction Law.<sup>1</sup> Operators use these agreements to convince police officers that they run housing programs exempt from the Unlawful Eviction Law and that tenants have waived the right to court process.

After arriving and signing on the dotted line, here is what new three-quarter house residents discover: They are packed in rooms in illegally converted buildings, in bunk-beds, sometimes with as many as eight people in a room. There are rarely sprinklers or sufficient means of egress. In addition to extreme overcrowding, typical conditions include jury-rigged electrical wiring, a lack of heat and hot water in winter, and vermin, especially bedbugs.

Many tenants pay rent out of their public assistance benefits, which pay \$215 per month in rent for a single adult. Many are required to pay as much as \$40 or \$50 out of their meager cash benefits to the landlord for utilities. Extreme harassment, unlawful evictions, and retaliation for complaints, including false reports to parole or probation officers, are commonplace.

### Evolution of the Three-quarter House Industry

Over three years ago, the Coalition for the Homeless issued a report documenting the problem, including unsafe living conditions in many of the buildings, a stream of referrals from city shelters, and a number of vacate orders.<sup>2</sup> At that time, the vast majority of three-quarter houses operated in small buildings, with two or three legal units. By packing numerous tenants into bedrooms, living rooms and even kitchens, the operators of the buildings were able to cram in forty or more people.

The three-quarter house industry has evolved in three ways since the Coalition’s report.

1. Operators have diversified their outreach and recruitment targets, far beyond the NYC shelter system.
2. Many three-quarter houses have developed questionable relationships with outpatient substance abuse programs, which may provide an especially lucrative source of revenue.
3. Three-quarter houses are increasingly operating out of larger, rent-stabilized buildings, including Class A multiple dwellings and Class B SROs – denying tenants their rights under rent stabilization and effectively removing regulated housing from the market. We have filed lawsuits against two such operators, but the practice continues in other buildings.

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<sup>1</sup> N.Y.C. Admin. Code § 267-521 et seq.

<sup>2</sup> Lindsey Davis, *Warehousing the Homeless: The Rising Use of Illegal Boarding Houses to Shelter Homeless New Yorkers* (2008), available at <http://www.coalitionforthehomeless.org/pages/warehousing-the-homeless>

I have already described the recruitment efforts in a wide range of programs and institutional settings.

As to the relationship with substance abuse programs, here is how it appears to work: in many of the houses, all residents are required to attend one specific outpatient substance abuse program. These programs, which are certified by the New York State Office of Alcoholism and Substance Abuse Services (“OASAS”), bill Medicaid approximately \$70 – \$80 for every visit. Residents are generally required to go to the program five times per week when they first move in. If they were already connected to outpatient services before moving in, they have to transfer to the program the house is affiliated with. If they stop attending, for whatever reason – because they are found ineligible, successfully graduate from the program, or decide that the program services are not helping them – they are forced onto the street immediately. It is not uncommon for three-quarter house operators to encourage residents who have graduated from programs to relapse, to make themselves eligible once again for a Medicaid-billing substance abuse program; if they refuse, they are forced out of the building. Tenants tell us over and over that the three-quarter house operators have a financial stake in their attendance at outpatient programs.

#### Building Code Enforcement in Three-quarter Houses

I already described the abject conditions three-quarter house tenants endure. Tenants frequently report that they are told by the operators and staff of three-quarter houses not to contact city agencies about building conditions on pain of immediate “discharge” – the three-quarter house euphemism for illegal eviction. House managers tell us that the operators instruct them not to give access to inspectors. Tenants who allow inspectors in face retaliation, including immediate eviction.

Thus it is not surprising that the Department of Buildings records online frequently show complaints for illegal conversions, and that inspectors are frequently denied access.

#### Three-quarter House Tenants’ Perspective on Building Code Enforcement

MFY works with a group of three-quarter house tenants who have formed the Three-quarter House Organizing Project (“TOP”). TOP members were saddened by the death of two individuals in Bushwick in an illegal boarding house recently; they are concerned about their own safety and that of all tenants and the surrounding communities. To that end, they want to see better enforcement of the Housing Maintenance Code and Building Code in three-quarter houses. However, at the same time, they are deeply concerned about the effect of such stepped-up enforcement on their lives, given the lack of alternative housing.

#### Intro. No. 240

Intro. No. 240 is unlikely to have much effect on enforcement of the building codes in relation to three-quarter houses. While the bill provides for the issuance of a summons or notice of violation based on readily observable circumstantial evidence of unlawful

conversion, such as an excess number of mail boxes, utility meters or doorbells, these kinds of indicators are usually not present at three-quarter houses. Tenants do not have their own mailboxes, doorbells or utility meters. We do not take a position on this bill.

### Intro. 368

We see pluses and minuses to Intro. 368.

On the plus side, by requiring the Department of Buildings to seek a court order for access to buildings where the allegations in the complaint suggest there is an immediately hazardous or major violation, Intro. 368 would likely provide some measure of protection to residents and communities from dangerous conditions in these houses. With improved access, more violations would undoubtedly be placed.

There would likely be an increased number of vacate orders as well.

MFY is not taking a position on Intro. 368 because our clients, and the members of TOP, are in constant fear of winding up on the street following a DOB or Fire Department vacate order. Three-quarter house residents feel they have just two dangerous options: living in an overcrowded illegally converted three-quarter house, or becoming homeless again, which is also hazardous to their health and safety. Neither is acceptable to them. Neither should be acceptable to any of us.

The overriding question we hear from three-quarter house tenants is: Where are we to go?

The official answer is: if there's a vacate order, occupants are entitled to relocation services.<sup>3</sup> The real-life answer is: quite possibly the street. It's proven difficult for three-quarter house tenants to access HPD's relocation services. HPD requires three-quarter house tenants to show a great deal of documentation to prove their occupancy, and three-quarter house tenants usually don't have utility bills, leases, and or other bills that would satisfy HPD.

### What Should Be Done

#### 1. Facilitate Eligibility for Relocation Services

HPD should reconsider its documentation requirements for relocation services and promulgate new requirements that are consistent with the type of documentation three-quarter house residents can reasonably be expected to have, such as records of their address on file with HRA and other government agencies.

#### 2. Prohibit Unsafe Housing Referrals

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<sup>3</sup>N.Y.C. Admin. Code § 26-301(1)(a)(v); *see also Smith v. Donovan*, 61 A.D.3d 505, 878 N.Y.S.2d 675 (App. Div. 1<sup>st</sup> Dep't 2009) (holding that tenants in buildings subject to vacate orders are entitled to relocation services regardless of whether their dwelling units are lawful).

Single adults desperate for a place to live continue to be referred to three-quarter houses by city and state agencies. These referrals are the very reason three-quarter houses are proliferating. So long as the practice of city agencies referring individuals to unsafe housing continues on the front end, yet other city agencies will struggle to enforce the buildings code and maintain public safety on the back end. A coordinated response is needed. Every city agency that is involved with referrals to housing should prohibit unsafe placements.

The regulation and pilot project adopted by the Department of Homeless Services last July<sup>4</sup> appears to have significantly decreased the number of referrals from city shelters to three-quarter houses. Other agencies, including the Human Resources Administration, the Health and Hospitals Corporation, the Department of Health and Mental Hygiene, should follow suit. Every agency and every organization that receives city funding should at a minimum be required to screen housing placements. At a minimum, publicly available information should be reviewed and referrals prohibited to all buildings that:

- have a DOB, HPD or Fire Department vacate order in effect
- show uncorrected violations related to unlawful occupancy or conversion on the Department of Buildings website
- show complaints related to unlawful occupancy or conversion, even where no violation has been placed, where inspectors have been denied access, as indicated on the Department of Buildings website
- have pending litigation with HPD
- are in the HPD alternative enforcement program

In addition, several additional criteria would provide sorely-needed protection to clients of city programs:

- presentations and the posting of flyers should be prohibited from three-quarter house operators whose buildings meet the above criteria
- “house rules” and other agreements prospective residents are required to sign should be reviewed and placements should be prohibited at any three-quarter houses that require residents to waive their rights under landlord-tenant law or to attend an outpatient program as a condition of residency

### Conclusion


The problem of three-quarter houses requires a coordinated response, that begins with preventing unsafe placements and ensures that tenants in buildings that have been vacated are able to obtain relocation services.

Thank you for holding this hearing and for the opportunity to testify today.

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<sup>4</sup> 31 RCNY § 2-01.





# Harmony Outreach, LLC

1109 Manhattan Avenue Brooklyn, NY 11222 ~ e-mail address: [harmony.outreach@yahoo.com](mailto:harmony.outreach@yahoo.com)

**TRANSITIONAL LIVING FOR MEN AND WOMEN WITH SUBSTANCE ABUSE HISTORIES**

**Donna DeCicco 516-417-3901**

---

Our organization provides a safe, structured transitional living environment for clients so that they can receive treatment with dignity. Our goal is to provide a place to begin a new life on the road to recovery.

Clients must have a substance abuse history with or without mental illness (compliant with medications and no recent suicide attempts) - HIV, Hep-C, Parole, Probation or Methadone Maintenance are acceptable. No children or pets allowed and we cannot accept sexual offenders or arson history due to the location of our buildings. We accept clients whether they need to obtain or are on social services, on disability or self pay.

Our residences are located in the five boroughs. All locations are easily accessible to public transportation. We provide housing in a safe, structured living environment for up to one year. Our facilities are fully staffed 24 hours a day, 7 days a week with security and camera systems throughout the buildings. They also include laundry facilities and a common area for dining purposes with a TV for leisure time. Locked boxes are provided for medications. The buildings are non-cooking facilities with microwaves and refrigerators. Food Stamps can be obtained and our treatment agencies may provide snacks or meals depending upon location.

Our treatment facilities provide service that accommodates most schedules for those who work or attend other programs. A wide variety of group therapy sessions are available from a.m. to p.m. Clients will be evaluated and placed in an out-patient treatment facility which is licensed by OASAS to address their needs. If there is substance abuse and mental illness history, treatment can be provided by both treatment agencies we are affiliated with. Metro cards are provided for transportation to the program that includes OMH licensed out-patient treatment for mental illness. They will also be provided with other ancillary services to guide them through school or to obtain a skill to enter the work force. Our staff will assist them in expediting whatever source of financing they may qualify for and make the proper referrals to help them through the process.

There is a curfew of 10 p.m. on weeknights (Sunday through Thursday) and 12 midnight on weekends (Friday and Saturday). There is no restriction upon entering the residence. Overnight weekend passes are issued as long as clients are compliant with the rules and regulations of the facility. The living quarters are occupied by 2, 3 or 4 people to a room and bunk beds provide the sleeping accommodations. The facilities do not accommodate overnight guests.

The procedure to refer a client is as follows: contact myself, Donna DeCicco at 516-417-3901. A short screening process will be done over the phone. The client's packet including PPD or chest x-ray and psychosocial and psychiatric evaluation will then be faxed to the appropriate treatment agency. Depending on the location an address and directions will then be provided.

\*For those with HIV, we offer an intensive Cobra case management program which includes specialized services pertaining to your condition.

**STEPS TO BETTER  
LIVING INC.**

Share Room and Outpatient Programs for homeless individuals looking to start a new way of life.

**\*\* Drug & Alcohol Free \*\***

Everyone from DHS, Rikers Islands, ATCs, Rehabilitations, Detox, Crisis and Drop-in Centers are welcomed.

**Start Improving Your Life Now!**

Requirements Are:

Homeless  
Substance Abuse History  
Outpatient Services  
Active Public Assistance  
Motivation  
Unemployed  
Educationally and/or Vocationally Challenged

Main office located at 700 New Lots Avenue, Brooklyn, NY 11207

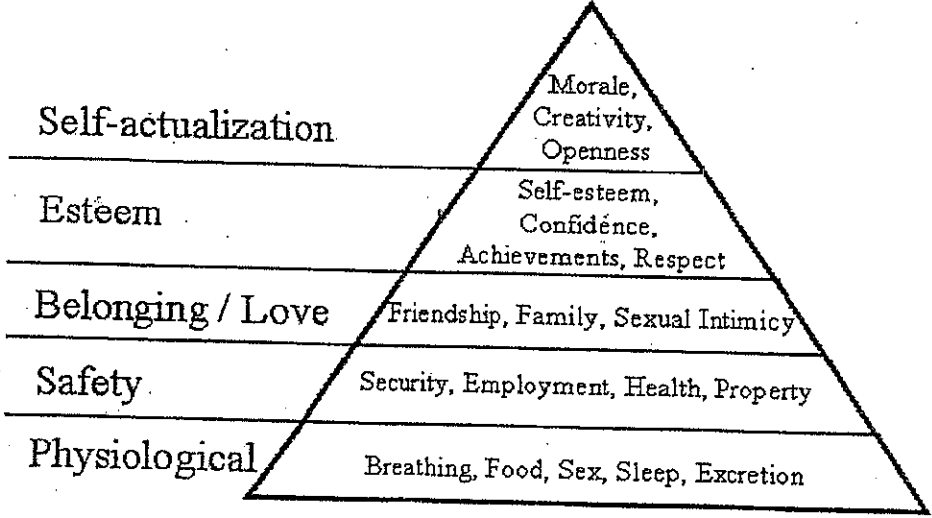
Contact: Russell or Kim  
B (718) 942-4248

Email: [StepstoLiving@gmail.com](mailto:StepstoLiving@gmail.com)



Transitional Housing

Comprehensive teams of managers, help your clients' transition into independent living. Clients can focus on all aspects of their recovery in a modern facility where our focus is based on Maslow's Hierarchy of Needs.



STEPS TO BETTER LIVING INC. has partnered with OASAS licensed outpatient programs that provide treatment to Steps to better living clients.

STEPS TO BETTER LIVING INC. offers an opportunity for individuals to gain independence.

**STEPS TO BETTER  
LIVING INC.**

While in the program participants will:

- Benefit from compassionate and comprehensive team of professional House Managers, Security, CASAC and Case Managers.
- They will enter an OASAS Licensed Outpatient Program.
- Develop independent living and work skills.

After 90 days in an outpatient program, clients are eligible for VESID, where they can enter a variety of vocational and educational programs:

- Culinary Arts
- CDL Training
- 350hr Voc Ed CASAC Training
- Graphic Design
- Computer and Office Skills Training
- GED and Associates Degree at College of New Rochelle

Once completing treatment and training, the client currently living in our six month transitional housing program with a current DSM IV diagnoses will be assisted with permanent housing. We are registered with HRA and will help in filling out the HRA 2010e application.

---

116-09 Myrtle Ave, Richmond Hill , NY 11418 \* B (718) 850-4248 \* F (718) 850-4249

Email: [StepstoLiving@gmail.com](mailto:StepstoLiving@gmail.com)

**STEPS TO BETTER  
LIVING INC.**

A place for individuals looking for a new way of life,  
must be willing to attend after care program (one hour a day).  
Once client completes after care program, their HRA 2010e housing application will be  
processed. These housing units are for homeless clients enrolled in the substance abuse  
program.

**\*Intakes and Assessments will be completed on site.\***

REAL Men & Women Do REAL Things

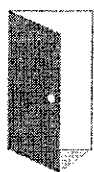
- Enjoy a Fresh New Start
- Affiliated Substance Abuse Treatment with OASAS Licensed Outpatient Programs
  - Positive Environment and Peer Support
  - Support to move into housing and obtain employment
- Referrals to vocational and educational programs and services

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**Program Criteria:**

- Single adult motivated to address their substance abuse issues
- Physically and mentally stable
- Active Medicaid or case pending
- PPD within the last 6 months or chest x-rays within the last year

**Come Take Our Hand into a New Direction!!**



coalition  
for the  
homeless

*For the Record*

**Testimony of Coalition for the Homeless  
Before the Committee on Housing and Buildings  
and the Committee on Fire and Criminal Justice Services  
Concerning the City's Response to Illegal Use and Illegal Conversion**

**June 7, 2011**

**Submitted by  
Giselle Routhier, Policy Analyst  
Coalition for the Homeless**

We present this testimony on behalf of Coalition for the Homeless, a not-for-profit organization that assists more than 3,500 homeless New Yorkers each day. Since its founding in 1981, the Coalition has advocated for proven, cost-effective solutions to the crisis of modern homelessness, which now continues into its third decade. The Coalition has also struggled for more than 25 years to protect the rights of homeless people through litigation around the right to emergency shelter, the right to vote, and appropriate housing and services for homeless people living with mental illness and HIV/AIDS.

The Coalition operates several direct-services programs that offer vital services to homeless, at-risk, and formerly-homeless New Yorkers, and demonstrate effective long-term solutions. These programs include supportive housing for families and individuals living with AIDS, a job-training program for homeless and formerly-homeless women, a Rental Assistance Program which provides rent subsidies and support services to help working homeless individuals rent private-market apartments, and two buildings in Manhattan which provide permanent housing for formerly-homeless families and individuals. Our summer sleep-away camp and after-school program help hundreds of homeless children each year. The Coalition's mobile soup kitchen distributes 1,000 nutritious meals to street homeless and hungry New Yorkers each night. Finally, our Crisis Intervention Department assists more than 1,000 homeless and at-risk households each month with eviction prevention assistance, client advocacy, referrals for shelter and emergency food programs, and assistance with public benefits.

The Coalition also represents homeless men and women as plaintiffs in Callahan v. Carey and Eldredge v. Koch. In 1981 the City and State entered into a consent decree in Callahan in which it was agreed that, "The City defendants shall provide shelter and board to each homeless man who applies for it provided that (a) the man meets the need standard to qualify for the home relief program established in New York State; or (b) the man by reason to physical, mental or social dysfunction is in need of temporary shelter." The Callahan consent decree and Eldredge case also guarantee basic standards for shelters for homeless men and women. Pursuant to the decree, the Coalition serves as court-appointed monitor of municipal shelters for homeless adults.

### **Illegal Boarding Houses and Homeless Single Adults**

The Coalition for the Homeless welcomes the opportunity to testify regarding the City's response to illegal use and illegal conversion cases.

For many years, the Department of Homeless Services had referred thousands of homeless individuals—many of them living with mental illness and other disabilities—into illegally-converted boarding houses with hazardous conditions. These houses were typically one or two-family dwellings that had been converted to boarding houses by cramming bunk-beds into every corner of the building—sometimes upwards of 50 beds in one house, posing an array of serious safety concerns.

Last summer, the Department of Homeless Services implemented a system-wide rule, as well as a pilot program intended to reduce the number of referrals to these types of dwellings. The new rule prohibited referrals to buildings with one or more occupancy-related violations as listed on the Department of Buildings website. The pilot went even further, prohibiting referrals to buildings with one or more occupancy-related complaints.

So far, we have seen a marked decrease in the number of placements to these types of dwellings from the Department of Homeless Services. However, the success of the rule does rely in large part on the ability of the Department of Buildings to gain access and document occupancy-related violations. Indeed, we have seen that, in many cases, inspectors are routinely denied access to these buildings.

Since 2006, the Coalition for the Homeless has kept a record of addresses that we believed to be illegally-converted boarding houses, based on our own observations, client descriptions, and/or operator descriptions. We include that list of 197 addresses today as an attachment to our testimony, as well as other supporting documentation that provides context to this problem.

In conclusion, we recognize the need for better enforcement of illegally-converted buildings that pose health and safety hazards to many formerly-homeless individuals. We welcome the opportunity to work with the Council to address this need.

Thank you for the opportunity to present this testimony.

**Coalition for the Homeless**  
**List of Known Illegal Boarding Houses in NYC**  
Updated 6/6/2011

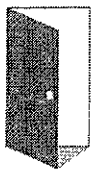
	Street Address	Borough	Zip
1	630 Faile Street	Bronx	10474
2	806 E. 169th Street	Bronx	10459
3	1538 Hoe Avenue	Bronx	10460
4	3538 Eastchester Road	Bronx	10469
5	605 Wales Avenue	Bronx	10455
6	3323 Seymour Avenue	Bronx	10469
7	1432 Needham Avenue	Bronx	10469
8	735 Penfield Street	Bronx	10470
9	761 Home Street	Bronx	10456
10	437 Howe Avenue	Bronx	10473
11	781 Fairmount Place	Bronx	10460
12	2427 Prospect Avenue	Bronx	10458
13	1178 Washington Avenue	Bronx	10456
14	1420 Crotona Avenue	Bronx	10456
15	636 Coster Street	Bronx	10474
16	552 Van Nest Ave	Bronx	10460
17	315 Alexander Avenue	Bronx	10454
18	927 Avenue of St. John	Bronx	10455
19	2185 University Ave	Bronx	10453
20	1067 Lafayette Avenue	Brooklyn	11221
21	109 Sheffield Avenue	Brooklyn	11207
22	1107 Putnam Avenue	Brooklyn	11221
23	1137 Hancock Street	Brooklyn	11221
24	1894 Broadway	Brooklyn	11207
25	199 Halsey Street	Brooklyn	11216
26	2317 Bedford Avenue	Brooklyn	11226
27	2319 Bedford Avenue	Brooklyn	11226
28	2321 Bedford Avenue	Brooklyn	11226
29	291 Pennsylvania Avenue/386 Belmont Avenue	Brooklyn	11207
30	299 Sumpter Street	Brooklyn	11233
31	309 Arlington Avenue	Brooklyn	11208
32	361 Vernon Avenue	Brooklyn	11206
33	405 Essex Street	Brooklyn	11208
34	434 Montauk Avenue	Brooklyn	11208
35	459 Milford Street	Brooklyn	11208
36	536 Georgia Avenue	Brooklyn	11207
37	592 Marcy Ave	Brooklyn	11206
38	69 Kingston Avenue	Brooklyn	11213
39	737 Hancock Street	Brooklyn	11233
40	754 Sutter Avenue	Brooklyn	11207
41	790 Quincy Street	Brooklyn	11221
42	79 Saratoga Avenue	Brooklyn	11233
43	827 Gates Avenue	Brooklyn	11221
44	511 Monroe Street	Brooklyn	11221
45	114 Vanderveer Street	Brooklyn	11207



46	1263 Herkimer Street	Brooklyn	11233
47	357 Monroe Street	Brooklyn	11221
48	975 Glenmore Avenue	Brooklyn	11208
49	367 Decatur Street	Brooklyn	11206
50	362 East 32nd Street	Brooklyn	11226
51	1132 Halsey Street	Brooklyn	11207
52	1139 Decatur Street	Brooklyn	11207
53	481 East 21 Street	Brooklyn	11226
54	113 Vernon Avenue	Brooklyn	11206
55	11 Somers Street	Brooklyn	11233
56	335 Wyona Street	Brooklyn	11207
57	609 Glenmore Avenue	Brooklyn	11207
58	778 Mac Donough Street	Brooklyn	11233
59	418 Amboy Street	Brooklyn	11212
60	582 New Jersey Avenue	Brooklyn	11207
61	637 Decatur Street	Brooklyn	11233
62	275 Halsey Street	Brooklyn	11216
63	329 New Lots Avenue	Brooklyn	11207
64	347 Miller Avenue	Brooklyn	11207
65	1551 East 15th Street	Brooklyn	11230
66	165 Halsey Street	Brooklyn	11216
67	599 Bainbridge Street	Brooklyn	11233
68	1664 Dean Street	Brooklyn	11213
69	489 Maple Street	Brooklyn	11225
70	781 East 94 Street	Brooklyn	11236
71	863 St. Mark's Avenue	Brooklyn	11213
72	1163 Dean Street	Brooklyn	11216
73	1301 Bushwick Avenue	Brooklyn	11207
74	81 Blake Avenue	Brooklyn	11212
75	31 Pulaski Street	Brooklyn	11206
76	85 Blake Avenue	Brooklyn	11212
77	335 New Lots Avenue	Brooklyn	11207
78	540 Central Avenue	Brooklyn	11221
79	345 Miller Avenue	Brooklyn	11207
80	1312 Sutter Avenue	Brooklyn	11208
81	539(A) Monroe Street	Brooklyn	11221
82	1305 Bushwick Avenue	Brooklyn	11207
83	1219 Jefferson Avenue	Brooklyn	11221
84	90 Cornelia Street	Brooklyn	11221
85	317 Eldert Street	Brooklyn	11237
86	565 Crescent Street	Brooklyn	11208
87	32 Rochester Avenue	Brooklyn	11233
88	830 Herkimer Street	Brooklyn	11233
89	2359-2363 Pitkin Avenue	Brooklyn	11207
90	265 Woodbine Street	Brooklyn	11221
91	24 Suydam Place	Brooklyn	11233
92	1102 Herkimer Street	Brooklyn	11233
93	917 Shepherd Avenue	Brooklyn	11208
94	752 Glenmore Avenue	Brooklyn	11208
95	1057 Hancock Street	Brooklyn	11221
96	166 Junius Street	Brooklyn	11212
97	1998 Bergen Street	Brooklyn	11233

98	558 Euclid Avenue	Brooklyn	11208
99	564 Central Avenue	Brooklyn	11207
100	171 Hull Street	Brooklyn	11233
101	127 Essex Street	Brooklyn	11208
102	44 Aberdeen Street	Brooklyn	11207
103	1088 Hancock Street	Brooklyn	11221
104	471 Van Siclen Avenue	Brooklyn	11207
105	73 Cornelia Street	Brooklyn	11221
106	171 Linden Boulevard	Brooklyn	11226
107	778 MacDonough Street	Brooklyn	11233
108	65 Stewart Street	Brooklyn	11207
109	1620 East 96 Street	Brooklyn	11236
110	173 Jerome Street	Brooklyn	11207
111	499 Quincy Street	Brooklyn	11221
112	268A Throop Avenue	Brooklyn	11206
113	1587 Lincoln Place	Brooklyn	11216
114	408 Putnam Ave	Brooklyn	11216
115	134 Grafton Street	Brooklyn	11212
116	106 Forbell St	Brooklyn	11208
117	884 Jefferson Ave	Brooklyn	11221
118	44 Christopher Ave	Brooklyn	11212
119	42 Christopher Ave	Brooklyn	11212
120	738 Logan Street	Brooklyn	11208
121	439A Blake Ave	Brooklyn	11212
122	283 Malcolm X Blvd	Brooklyn	11233
123	831 Monroe Street	Brooklyn	11221
124	474 Marion St	Brooklyn	11233
125	700 New Lots Ave	Brooklyn	11207
126	1635 Pacific Street	Brooklyn	11213
127	1052 Dean Street	Brooklyn	11216
128	16 Roosevelt Pl	Brooklyn	11233
129	2359 Pitkin Ave	Brooklyn	11207
130	1083 Lafayette Ave	Brooklyn	11221
131	983 Halsey St	Brooklyn	11207
132	753 Vermont St	Brooklyn	11207
133	2311A Pacific St	Brooklyn	11233
134	521 Greene Ave	Brooklyn	11216
135	1211 Herkimer St	Brooklyn	11233
136	149 Watkins St	Brooklyn	11212
137	647 Rutland Road	Brooklyn	11203
138	2024 Bergen Street	Brooklyn	11233
139	649 Rutland Road	Brooklyn	11203
140	771 Lexington Avenue	Brooklyn	11221
141	477 Bainbridge St	Brooklyn	11233
142	285 Eldert Street	Brooklyn	11207
143	281 Wyona Street	Brooklyn	11207
144	906 Herkimer Street	Brooklyn	11233
145	2316 Bedford Avenue	Brooklyn	11226
146	2318 Bedford Avenue	Brooklyn	11226
147	259 Sumpter Street	Brooklyn	11233
148	39 Hendrix Street	Brooklyn	11207
149	527 Snediker Avenue	Brooklyn	11207

150	967 Brooklyn Avenue	Brooklyn	11203
151	1662 Dean Street	Brooklyn	11213
152	41 Woodbine Street	Brooklyn	11221
153	585 putnam avenue	Brooklyn	11221
154	387 Gates Ave	Brooklyn	11216
155	34 Rochester Avenue	Brooklyn	11233
156	1039 Herkimer	Brooklyn	11233
157	2149 Pitkin Avenue	Brooklyn	11207
158	109 Thatford Avenue	Brooklyn	11212
159	769 MacDonough	Brooklyn	11233
160	2007 Strauss Street	Brooklyn	11212
161	772 Lafayette Avenue	Brooklyn	11221
162	1240 Broadway	Brooklyn	11221
163	832 Madison Street	Brooklyn	11221
164	738 Dumont Avenue	Brooklyn	11207
165	2146 Strauss St	Brooklyn	11212
166	870 Belmont Ave	Brooklyn	11208
167	1186 Herkimer Street	Brooklyn	11233
168	172 Covert Street	Brooklyn	11207
169	1258 Bushwick Ave	Brooklyn	11207
170	437 Putnam Ave	Brooklyn	11221
171	727 Knickerbocker Ave	Brooklyn	11221
172	576 New Jersey Ave	Brooklyn	11207
173	1070 Bergen Street	Brooklyn	11216
174	2071 Pacific Street	Brooklyn	11233
175	1396 Beach Channel Drive	Queens	11691
176	195-12 Hollis Avenue	Queens	11412
177	116-14 190th Street	Queens	11412
178	14-09 McBride Street	Queens	11691
179	163-05 107th Avenue	Queens	11433
180	107-29 164th Street	Queens	11433
181	150-22 113th Street	Queens	11433
182	150-24 113th Street	Queens	11433
183	150-26 113th Street	Queens	11433
184	150-28 113th Street	Queens	11433
185	3801 112th Street	Queens	11368
186	3809 112th Street	Queens	11368
187	109-22 Guy R Brewer Blvd.	Queens	11433
188	107-56 Merrick Blvd	Queens	11433
189	219-07 136 Avenue	Queens	11413
190	1347 Beach Channel Drive	Queens	11691
191	117-03 203rd Street	Queens	11412
192	106-30 Ruscoe Street	Queens	11433
193	156 Bement Avenue	Staten Island	10310
194	23 Pine Street	Staten Island	10301
195	44 Pine Street	Staten Island	10301
196	428 St. Marks Place	Staten Island	10301
197	28 Stanley Avenue	Staten Island	10301



coalition  
for the  
homeless

**TESTIMONY OF COALITION FOR THE HOMELESS  
BEFORE THE DEPARTMENT OF HOMELESS SERVICES**

**Public Hearing on Proposed Changes to Title 31 of the Rules of the City of New York  
June 1, 2010**

**Submitted by Patrick Markee, Senior Policy Analyst, and  
Giselle Routhier, Policy Analyst  
Coalition for the Homeless**

We present this testimony on behalf of Coalition for the Homeless, a not-for-profit organization that assists more than 3,500 homeless New Yorkers each day. Since its founding in 1981, the Coalition has advocated for proven, cost-effective solutions to the crisis of modern homelessness, which now continues into its third decade. The Coalition has also struggled for more than 25 years to protect the rights of homeless people through litigation around the right to emergency shelter, the right to vote, and appropriate housing and services for homeless people living with mental illness and HIV/AIDS.

The Coalition operates several direct-services programs that offer vital services to homeless, at-risk, and formerly-homeless New Yorkers, and demonstrate effective long-term solutions. These programs include supportive housing for families and individuals living with AIDS, a job-training program for homeless and formerly-homeless women, a Rental Assistance Program which provides rent subsidies and support services to help working homeless individuals rent private-market apartments, and two buildings in Manhattan which provide permanent housing for formerly-homeless families and individuals. Our summer sleep-away camp and after-school program help hundreds of homeless children each year. The Coalition's mobile soup kitchen distributes 1,000 nutritious meals to street homeless and hungry New Yorkers each night. Finally, our Crisis Intervention Department assists more than 1,000 homeless and at-risk households each month with eviction prevention assistance, client advocacy, referrals for shelter and emergency food programs, and assistance with public benefits.

The Coalition also represents homeless men and women as plaintiffs in Callahan v. Carey and Eldredge v. Koch. In 1981 the City and State entered into a consent decree in Callahan in which it was agreed that, "The City defendants shall provide shelter and board to each homeless man who applies for it provided that (a) the man meets the need standard to qualify for the home relief program established in New York State; or (b) the man by reason to physical, mental or social dysfunction is in need of temporary shelter." The Callahan consent decree and Eldredge case also guarantee basic standards for shelters for homeless men and women. Pursuant to the decree, the Coalition serves as court-appointed monitor of municipal shelters for homeless adults.

**The Growth of Referrals of Homeless Adults by the City of New York to Illegal Boarding Houses**

We offer this testimony today in support of the proposed changes to Title 31 of the Rules of the City of New York, regarding the referrals of homeless single adults to permanent housing. These new rules are a significant step forward in response to the serious and long-standing problem of referring homeless single adults to illegally converted boarding houses, also known as "three-quarter houses." In addition, we also offer our support for a new pilot program to be implemented by the Department

of Homeless Services in nine shelters that will go even further than the proposed rule in offering protections to homeless adults from being placed in illegal and unsafe dwellings.

For more than four years, the City of New York has referred thousands of homeless individuals—many of them living with mental illness and other disabilities—into a growing number of illegal boarding houses with hazardous conditions, many of which have been documented by City inspectors. These houses are typically one or two-family dwellings that have been converted to boarding houses by cramming bunk-beds into every corner of the building—sometimes upwards of 50 beds in one house. These dwellings are characterized by the following conditions: illegal occupancy, extreme overcrowding, persistent health and safety violations, a complete lack of services including appropriate mental and physical health services, failure to acknowledge tenancy rights, fraudulent use of public benefits by operators, and serious fire safety hazards.

As of February 2010, the Coalition had compiled a list of more than 180 known illegal boarding houses throughout the City, most of which the NYC Department of Homeless Services (DHS) had referred individuals to at least once. Indeed, in a September 2009 letter from then DHS Commissioner Robert Hess to then chair of the New York City Council General Welfare Committee, Bill de Blasio, DHS admitted to referring 340 individuals in the course of a single year to only 14 so-called “three-quarter houses” -- buildings which were subsequently ordered vacated by City inspectors. This averages out to 25 people per house, not taking into account others that may have been residing there without being referred from DHS.

This shocking data underscores the weakness in current DHS policies that set standards for referrals to permanent housing. The current policy prohibits referrals to only three very limited classes of dwellings: (1) those with current vacate orders, (2) those involved in City enforcement litigation, and (3) those listed on a very short no-refer list maintained by the State health department—a list that has not been updated in three years. This woefully inadequate policy continues to allow referrals to a wide range of illegal and unsafe dwellings, a practice that has been accepted and even encouraged by DHS officials.

Over the past several years, the number of illegal boarding houses has grown exponentially, the result of an expanding market fed in part by the policies and practices of DHS. In analyzing the Coalition’s list of known “three-quarter houses,” we found that many operators have more than one building. A handful of the more egregious owners together operate more than 40 buildings, mostly in Brooklyn and the Bronx.

### **The Need to Put Strong Safeguards in Place**

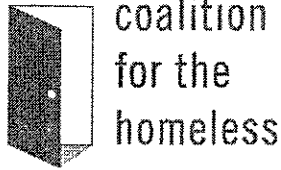
We strongly support the proposed changes to Title 31 of the Rules of the City of New York, which would be a significant step forward in addressing this very serious problem. The new rules will add a more effective level of protection for homeless individuals by prohibiting referrals to buildings with one or more occupancy violations in the last two years, as listed on the NYC Department of Buildings (DOB) website. Illegal occupancy is the most common characteristic that illegal boarding houses and as a result is a good way of identifying these types of dwellings.

However, this new rule is still just a first step and contains a rather large loophole. Many illegal boarding house operators do not allow City inspectors access to their buildings, thus prohibiting DOB and other agencies from issuing any violation against the property. In fact, the operators and owners frequently instruct their residents to refuse access to DOB under threat of (illegal) eviction. Indeed, as the market for illegal boarding houses has grown, the operators have gotten smarter at dodging the regulators.

In response to this still gaping loophole, DHS has agreed with the New York City Council to implement a pilot program in nine shelters that will go even further than the proposed rule. In these shelters, staff will not be able to refer a homeless individual to a building under six units if it has one or more complaints regarding occupancy in the last four years, including complaints in which DOB was denied access the building. We believe this pilot program will add the extra necessary protections for homeless individuals and we look forward to the time when it will be implemented system-wide.

In closing, we are grateful that the NYC Department of Homeless Services has agreed with the City Council to propose these rule changes and we support this very valuable first step in protecting the safety and well-being of homeless New Yorkers.

Thank you for the opportunity to present this testimony.



**TESTIMONY OF COALITION FOR THE HOMELESS  
BEFORE THE NEW YORK CITY COUNCIL**

**General Welfare Committee Hearing  
May 5, 2009**

**Submitted by Patrick Markee, Senior Policy Analyst,  
Coalition for the Homeless**

I present this testimony on behalf of Coalition for the Homeless, a not-for-profit organization that assists more than 3,500 homeless New Yorkers each day. Since its founding in 1981, the Coalition has advocated for proven, cost-effective solutions to the crisis of modern homelessness, which now continues into its third decade. The Coalition has also struggled for more than 25 years to protect the rights of homeless people through litigation around the right to emergency shelter, the right to vote, and appropriate housing and services for homeless people living with mental illness and HIV/AIDS.

The Coalition operates several direct-services programs that both offer vital services to homeless, at-risk, and low-income New Yorkers, and demonstrate effective, long-term solutions. These programs include supportive housing for families and individuals living with AIDS, a job-training program for homeless and formerly-homeless women, a Rental Assistance Program which provides rent subsidies and support services to help working homeless individuals rent private-market apartments, and two buildings in Manhattan which provide permanent housing for formerly-homeless families and individuals. Our summer sleep-away camp and after-school program help hundreds of homeless children each year. The Coalition's mobile soup kitchen distributes more than 900 nutritious meals to street homeless and hungry New Yorkers each night. Finally, our Crisis Intervention Department assists more than 1,000 homeless and at-risk households each month with eviction prevention assistance, client advocacy, referrals for shelter and emergency food programs, and assistance with public benefits.

The Coalition also represents homeless men and women as plaintiffs in Callahan v. Carey and Eleridge v. Koch. In 1981 the City and State entered into a consent decree in Callahan in which it was agreed that, "The City defendants shall provide shelter and board to each homeless man who applies for it provided that (a) the man meets the need standard to qualify for the home relief program established in New York State; or (b) the man by reason to physical, mental or social dysfunction is in need of temporary shelter." The Callahan consent decree and Eldredge case also guarantee basic standards for shelters for homeless men and women. Pursuant to the decree, the Coalition serves as court-appointed monitor of municipal shelters for homeless adults.

**The Growing Number of Referrals of Homeless Adults by the City of New York to Illegal Boarding Houses**

We offer this testimony today in support of Intro. 963, legislation which will prohibit referrals by the City of New York of homeless individuals to illegally-occupied dwellings such as illegal boarding houses, often called "three-quarter houses."

We also offer this testimony to provide an overview of a growing problem: The accelerating use of illegal, unsafe boarding houses to shelter homeless adults in New York City, a problem that has been

made dramatically worse due to the Bloomberg administration's adamant refusal to adopt safeguards to protect vulnerable homeless individuals and New York City neighborhoods.

For more than three years, the City of New York has referred thousands of homeless individuals – many of them living with mental illness and other disabilities – into a growing number of illegal boarding houses with hazardous conditions, many of which have already been documented by City inspectors.

Coalition for the Homeless first documented this worsening problem in January 2008 in our report Warehousing the Homeless (available at our website). At the time we issued that report last year, the Coalition had discovered 62 illegal boarding houses where the City had referred homeless adults. Of these, 10 illegal dwellings had subsequently been ordered vacated by City inspectors due to serious health and safety hazards, often including fire safety hazards.

The Coalition has now compiled a list of nearly 120 illegal boarding houses where the City has referred homeless adults. Of these approximately 25 dwellings had subsequently been ordered vacated by City inspectors due to serious health and safety hazards, often including fire safety hazards – indeed, nearly 10 illegal dwellings have been ordered vacated in the past six months alone. (Please see attached lists of illegal dwellings.)

The proliferation of these unsafe dwellings is very clearly the result of an illegal, and expanding, market created by the policies and practices of the NYC Department of Homeless Services. In effect, City taxpayer dollars are subsidizing the growing number of illegal, unsafe dwellings. And this is due to the Bloomberg administration's adamant refusal to adopt common-sense safeguards to prevent homeless individuals from being referred to dangerous or inappropriate dwellings, and the failure to enforce existing health and safety standards.

We remain gravely concerned about the health and safety of homeless adults whom the City has already consigned to illegal boarding houses. These dwellings are characterized by the following conditions: illegal occupancy; extreme overcrowding; persistent health and safety violations; a complete lack of services including appropriate mental and physical health services; failure to acknowledge tenancy rights; fraudulent use of public benefits by operators; and serious fire safety hazards.

Following are highlights of the problems involved with the City's referrals of homeless New Yorkers to illegal boarding houses:

- Illegal occupancy: The vast majority of illegal boarding houses are one- or two-family homes that have been illegally converted to multiple dwellings. Commonly called "three quarter houses" (a name borrowed from the old term "halfway house"), these residences are overwhelmingly concentrated in low-income, African-American and Latino neighborhoods of central Brooklyn, in particular East New York, Bedford Stuyvesant, Bushwick, and Crown Heights. Some illegal boarding houses are also scattered in low-income areas of the Bronx, Staten Island, and Queens.

Illegal boarding houses are, by and large, operated in small buildings designated in their certificates of occupancy as one- or two-family homes. However, their operators illegally subdivide rooms and crowd as many as 30 or 40 adults, mostly men, into one house, often packing four to 12 men in bunk beds in sleeping rooms. Frequently the operators pack bunk beds in kitchens, garages, basements and other rooms not intended as sleeping rooms.

- Fire safety hazards: Illegal boarding houses operate in violation of City building codes and housing maintenance codes, which prohibit illegal conversions, and many of them have serious fire safety hazards. In many illegal boarding houses City inspectors have found the following fire-safety



hazards: illegal partitions, defective and exposed electrical wiring; illegal or defective gas hookups; no secondary means of egress; no fire alarm; no sprinkler system; and illegal plumbing work.

- Health and safety hazards: Many illegal boarding houses have additional health and safety hazards, including lack of heat and hot water, collapsed or sagging walls, and cracked and bulging ceilings.
- Homeless adults forced to accept referrals to illegal boarding houses: City employees and shelter staff routinely threaten homeless individuals with ejection to the streets for 30 days or more, or other punishments, if they do not accept referrals to illegal boarding houses, in many cases even when the homeless individual has never seen the building. In many instances homeless adults have been taken in vans to illegal boarding houses and left there, despite fears about safety and the condition of the buildings.
- Inappropriate referrals of individuals living with mental illness and other disabilities: The City has negligently placed many homeless adults living with disabilities in illegal boarding houses, including individuals diagnosed with multiple sclerosis, schizophrenia, bi-polar disorder, and severe depression. The illegal boarding houses used by the City do not offer any therapeutic or supportive services for people living with mental illness or other disabilities. In many cases, the homeless adults sent by the City to illegal boarding houses had been approved for “New York/New York” or other supportive housing, but the City failed to refer them to such appropriate housing.
- Operators do not respect tenancy rights: The operators of illegal boarding houses routinely violate their residents’ clear tenancy rights in the following ways: ejecting residents without following lawful eviction proceedings; denying access to the dwelling for many hours of the day; and enforcing curfews and other illegal rules.
- Taxpayer dollars subsidizing these illegal boarding houses: City and State taxpayer dollars subsidize these dangerous boarding houses, despite illegal and hazardous conditions documented by inspectors. Welfare housing allowances and disability benefits are paid by the City and State to the operators of illegal boarding houses, many of whom have converted their buildings in violation of building and housing codes. These payments of taxpayer funds can amount to more than \$100,000 per year per house.

### **Need for Stronger Safeguards to Protect Homeless Adults and New York City Neighborhoods**

For more than three years, and in the face of mounting evidence of the worsening problem of referrals of homeless adults to illegal boarding houses, Bloomberg administration officials have refused to adopt common-sense safeguards to protect homeless individuals and New York City neighborhoods. Indeed, even when City officials have received documented proof of illegal and unsafe conditions in specific dwellings, they have refused to halt referrals of homeless New Yorkers to those buildings.

The current City policy on referrals of homeless New Yorkers to housing – first outlined in a May 21, 2007, letter by Deputy Mayor Linda Gibbs and later in a December 18, 2007, memo by DHS Deputy Commissioner George Nashak – fails to protect homeless adults from referrals to unsafe, illegal boarding houses. Indeed, the policy prohibits referrals only to three very limited classes of dwellings: (1) those with current vacate orders, (2) those involved in City enforcement litigation, and (3) those listed on a very short no-refer list maintained by the State health department – a list that has not grown in two years.

When, on multiple occasions, Coalition for the Homeless has asked Mayor Bloomberg and senior City officials – like DHS Commissioner Robert Hess and Deputy Commissioner Nashak – to alter the policyt

or to halt referrals to specific dwellings known to be unsafe or illegally occupied, those officials have adamantly refused to change the City's policy.

In effect, the woefully inadequate Bloomberg administration policy permits referrals to a wide range of illegal, unsafe dwellings. But even worse than that, Department of Homeless Services policies and practices encourage referrals to illegal boarding houses. DHS officials have personally urged homeless adults to accept referrals to illegal dwellings and threatened them with loss of shelter if they failed to do so; DHS officials have instructed shelter providers to accelerate referrals to illegal boarding houses; and DHS shelter contracts include payment incentives that effectively incentivize referrals to illegal boarding houses by penalizing shelters that do not meet unrealistic placement targets.

Given the administration's refusal to address this problem, we strongly support Intro. 963, which is a welcome and important first step towards protecting homeless adults and New York City neighborhoods. The bill prohibits referrals to dwellings that violate certain occupancy standards, a serious problem that characterizes virtually all of the illegal boarding houses that we are aware of.

In addition to this legislation, we think that the following steps should be taken:

- Ensure homeless New Yorkers are referred to safe, legal, and appropriate housing: The City should immediately implement a policy ensuring that homeless New Yorkers are referred to housing that is (1) safe and legal, and (2) appropriate to the needs of the individual. The City and contracted service providers should assess proposed housing placements to ensure that they meet those standards. The City and service providers must also evaluate homeless adults to assess their needs for mental health, medical, or other support services.
- Enforce housing and buildings code requirements and relocate individuals already living in hazardous homes to safe, appropriate housing: For illegal boarding houses that are already in existence, the City and State should enforce the housing maintenance code, building code, and other legal requirements. All formerly homeless individuals currently living in illegal boarding houses with dangerous conditions should be immediately relocated to safe, appropriate permanent housing.
- Expand investments in permanent supportive housing and affordable housing: In order to achieve a genuine and lasting reduction of the numbers of homeless New Yorkers, as well as protect homeless individuals living with mental illness and other special needs, the City and State should expand investments in supportive housing and other low-income housing.

We again urge the City to halt referrals of homeless adults to illegal, unsafe dwellings, and to implement safeguards to ensure that homeless adults are sent to safe, appropriate, and legal housing. Without such safeguards we believe that it is only a matter of time before homeless individuals are injured or killed in one or more of these illegal dwellings.

In closing, we applaud Councilmember Bill de Blasio for introducing this important legislation, and we commit to working with him, his staff, and the New York City Council to ensure that these protections become law. And we thank Councilmember de Blasio and the City Council for holding this important oversight hearing today.

Thank you for the opportunity to present this testimony.



Department of  
Homeless Services

Robert V. Hess  
Commissioner

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September 21, 2009

Honorable Bill de Blasio  
Chair, Committee on General Welfare  
NYC Council  
250 Broadway, 17<sup>th</sup> Floor  
New York, NY 10007

Dear Council Member de Blasio:

I write in response to your May 22 letter requesting information about DHS' housing referral procedures. The extensive and detailed questions you asked required us to complete a number of time-consuming analyses, accounting for the delay in our response. In addition, we wanted to conduct data close-outs for the year ending June 30, 2009, to provide you with up-to-date information.

DHS requires and expects its providers to advise and educate clients on good housing choices. The Agency has issued guidelines to shelter providers which prohibit the referral of clients to housing that falls into any of the following categories:

- An address for an adult care facility that that appears on the NYSDOH Referral Suspension List or on the Uncertified Facilities List (i.e., NYSDOH is responsible for licensing and regulating adult care facilities);
- An address in a building against which DOB, HPD and/or FDNY has issued a vacate order;
- An address in a building where HPD has initiated litigation against the landlord/owner for failing to maintain the building in good repair.

In follow-up to the hearing, we are pleased to report that FDNY placed its vacate list on its website. DHS promptly reissued its guidance memo to providers instructing them to avoid referring clients to addresses with active vacate orders by FDNY as well as DOB and HPD. A copy of the revised guidance is attached to this letter.

Tracking Client Placements and Return to Shelter

*Shelter Exit Form*

The Department of Homeless Services (DHS) recently implemented a web-based application that allows shelter providers to submit client placement information electronically, reducing the flow of paper between shelters and DHS' central office.

The paper form attached to your letter is therefore no longer in use. We have attached a printout of the screen providers currently use to report placements to DHS.

#### *Vacated Dwellings List*

Of the buildings on the list you provided, we were able to identify 14 that had vacate orders listed on the DOB, HPD and/or FDNY websites at some point in time.

DHS tracks when a person moves out of the shelter system. It is not possible for us to know whether someone remains at a particular address. To answer your question about former shelter clients residing at particular addresses, we identified clients who moved to those addresses within 12 months prior to the issuance of the vacate order. In reviewing our records, we found 340 instances of clients moving to one of the addresses on the list of vacated buildings prior to the issuance of the vacate order. Since we would expect some clients to have moved out following placement, this number is likely higher than the number of former shelter clients residing at the addresses at the time the vacate orders were executed. We have attached a chart that identifies the shelters from which these clients moved.

Of the 340 move-outs from shelters into buildings subsequently vacated (totally or partially), we have identified 56 clients who returned to the shelter system within 90 days of the issuance of the vacate order.

Of those who left shelter for housing in calendar year 2006, 1,690 people returned to live with their families and 4,152, or 49% of all placements, left for independent living. "Independent living" encompasses clients who move to apartments they fund with wages or entitlements, clients who rent rooms in apartments, clients who choose shared living situations including shared apartments, and clients who rent rooms in commercial SROs. In 2007, 4,704 clients, or 51% of all placements, left shelter for independent living. And in 2008, 4,731 clients, or 45% left shelter for independent living. Please note that on a percentage basis, placements to independent living were at a three year low in 2008.

#### Current DHS Guidelines

In an effort to ensure that providers meet the standards of the guidelines issued by DHS, we have in place a quality assurance review process. Providers submit each placement electronically to DHS as outlined above. Each month, DHS selects a random sample of 10 percent of these exits and checks the addresses of the placements against our guidelines to determine whether providers met the standards set forth in the guidelines. There have been few instances in which we have determined the guidelines to have been violated. For instance, in the last 12 months, we found 21 instances of placements made in violation of our guidelines. The

providers making those placements were assessed penalties as detailed in our guidelines.

DHS also takes seriously its responsibility to educate its clients about their rights as tenants and about the responsibilities of their landlords. To that end, DHS requires all shelter providers to provide every client leaving shelter with a "tenant's rights guide" that DHS has developed. The guide educates clients leaving shelter regarding their rights and responsibilities as tenants and about their landlord's rights and responsibilities.

In addition to requiring that shelter providers educate clients about their rights, DHS requires providers to give a client an opportunity to view the unit they will be occupying, if the client wishes to do so. We expect clients to be offered this opportunity in every case in which a shelter provider is involved in arranging the referral. If a client refuses to move to a particular location, DHS cannot compel him or her to do so. Clients in the shelter system have a responsibility to seek appropriate housing. DHS has the authority under OTDA regulations to sanction a client who refuses to seek housing. We would not, however, entertain a request for sanction based on a client's refusal to accept a particular housing option. Sanction decisions are based on established patterns of events, not on single events.

Shelter providers identify permanent housing opportunities through a vast array of means, in a similar fashion to anyone searching for housing. Housing specialists in the shelters review newspaper advertisements and on-line listings. They use the services of real estate brokers. They establish relationships with landlords. They also use resources available from DHS, for instance, housing fairs in which DHS invites landlords to events where housing specialists also participate.


#### Process for Vacated Buildings

Former shelter clients who are living in a building at the time it is vacated have the resources that any housed client has access to, including temporarily moving in with friends or family. If the person is not able to find an alternative living situation, s/he has the right to re-enter the shelter system. People living in vacated buildings can access re-housing services through DHS' Homebase program or can re-enter shelter and use the re-housing services available there.

We reviewed the buildings with vacate orders on the list you provided and identified the number of former shelter clients who returned to shelter within 90 days following a vacate order. Of 340 exits to these addresses, 56 clients returned to shelter within 90 days of the vacate order. In instances where a building is vacated, any individual living in that building may request shelter services from DHS. DHS offers shelter to adult clients upon demand.

In conclusion, I hope we have answered each of your questions. I look forward to continuing the dialogue with you and other members of the City Council on new and innovative ways to best combat homelessness in New York City.

Sincerely,



Robert V. Hess



**chhaya CDC**

Sustaining Homes  
Strengthening Communities

**Testimony**  
**June 7, 2011**

**To the**  
**Committee on Housing and Buildings jointly with the Committee and Fire and Criminal Justice**  
**Services regarding the proposed Intro. 240 ~~XXXXXX~~**  
**By Seema Agnani, Executive Director, Chhaya Community Development Corporation**

Good morning. My name is Seema Agnani. I am the Executive Director of Chhaya Community Development Corporation, based in Queens, New York. Thank you for this opportunity to speak on this critical and pervasive issue impacting much of New York City.

While we agree that action must be taken to address the unsafe housing conditions that exist throughout the City – I am here to today in opposition to the proposed amendments to the administrative code. Chhaya CDC and its partners have been looking closely at this issue as it relates to single- and multi-family homes for many years now, and we strongly feel that simply focusing on enforcement measures will not sufficiently address the problem and that a more sustainable and long-term solution must be the priority of the City.

It needs to be acknowledged first and foremost that the only reason such unsafe housing exists is the lack of decent and affordable housing in our City for the working people who are the force behind our economy. Secondly, that one solution to illegal conversions will not work – there are those units that are unsafe and overcrowded units within multiple dwellings as well as single and multi-family homes. There are also many safe and decent units that exist with the single and multi-family housing stock that should be looked at independently. These are a viable source of affordable housing in our City, and if brought into code – could bring thousands of units of safe and decent rental housing to markets in dire need of such an investment.

We strongly encourage the council to look at the potential of creating an Accessory Dwelling Unit or similar code that would enable owners to received assistance in converting units legally and safely. We estimate that it would cost the average owner \$10,000-\$15,000 to bring such units into code – about the same as the cost of current fines. The City should not only facilitate the process but create incentives with commitments tied to maintaining affordability of these units, and green our homes while such investments occur. Based on our research during which we spoke to more than 300 owners in Queens - most indicated a willingness to add fire and safety measures to their homes. Such codes do exist in other Cities across the country.

Chhaya's own research confirmed that many of homes with illegal dwellings are the same homes at risk of foreclosure. The proposed amendments run the risk of further penalizing owners at risk of foreclosure, and destabilizing the City's housing stock and economy even further at time, when

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**Jackson Heights, NY 11372**  
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F (718) 651-1004

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**chhaya** CDC

Sustaining Homes  
Strengthening Communities  
administrative hearings.

Again, we appreciate the committees' efforts to address this urgent issue, and urge the Council to consider further investing in our City's recovery by looking at broader solutions that could bring affordable housing to the City and address health and safety issues of its housing stock.

I want to thank the Council for this opportunity and hope we can continue to work together to create solutions that will improve the quality of life of all New Yorkers and keep our communities thriving. I am attaching a summary of our findings and recommendations referred to in this testimony.

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## Illegal Dwelling Units in New York City

*A summary of research conducted by members of the Immigrant Housing Collaborative (detailed reports attached)*

### **Context for Research and Findings:**

- Between 1990 and 2000, New York City gained an estimated 114,000 apartments that are not reflected in official records. A large proportion of these are contained in the basements of private one and two-family homes. In the Jackson Heights and Jamaica sections of Queens, it was found that at least 80 percent of single-family homes surveyed had indicators of an accessory dwelling unit.
- Unplanned-for units create an additional burden on neighborhood services and local infrastructure, and may decrease the overall quality of life in a particular street or neighborhood. However, a diverse range of opinions about what should be done exists in affected neighborhoods, with opposition and support for their proposed legalization both present alongside frustration with current policy.
- Although some of the illegal housing in New York City is certainly unsafe, many of the illegal units represent a reasonable choice for affordable housing in a city where it is otherwise extremely hard to find. Survey results found that at least 35 percent of homes surveyed had an accessory unit that could potentially be legalized, though others were fundamentally inappropriate for habitation. Although legitimate concerns about fire safety exist, research does indicate a general willingness amongst owners to maintain fire and other safety measures.
- Recent immigrants dominate the tenancy of these units. These tenants often fear providing documentation to qualify for public housing, and it is extremely unlikely that they would ever find affordable homes in existing legal units. At the same time, they are at a much higher risk of displacement and are vulnerable to poorer living conditions, which they cannot seek assistance with due to the status of the unit.
- Many homeowners are unclear about zoning and building codes. The current complaint-based violation system was found to create an atmosphere of hostility and distrust within communities.
- In the current context of rising defaults on mortgage payments, streamlining

incomes from accessory units will help stabilize neighborhoods by keeping more owners in their homes. Support for legalization was found to be strongest amongst community members who indicated that they had unaffordable mortgages or other financial concerns, including large families. Research also points to the various strategies adopted in fast-growing areas across the United States that have taken a proactive role in dealing with accessory dwelling units, and that can serve as a successful model.

- **Bringing units into regulation would have a number of benefits for the City.** It would: (1) ensure fire safety and health compliance of accessory units; (2) increase tax revenues; (3) limit further destabilization of communities hit by high rates of foreclosure; (4) enhance ability to accommodate and plan for population growth through allocation of resources to area public schools, sanitation, parking permits, and development; (5) reduce costs to hear cases at the Environmental Control Board (often two or three hearings are held per violation); and (6) reduce the cost of responding to complaints with multiple inspections.

#### **Recommendations:**

- The City should add a new category of residence to the building, housing and zoning codes, creating an **accessory dwelling unit (ADU)**. This would allow units that receive sufficient light and air to exist legally, even in areas that are currently zoned to limit housing to single-family residences. This process should be complimented by a **neighborhood-based task force or round table of stakeholders** to promote awareness of City codes, monitor implementation, and address issues of neighborhood crowding and infrastructure.
- The City should consider **selecting pilot communities** (*such as ones with high rates of mortgage default*) for an **accessory dwelling unit conversion program** that would involve financial assistance for owners who volunteer and ensure proper usage and execution by making sure all stakeholders are involved. Owners who participate in the program should face no penalties in regards to an existing illegal unit during **a reasonable grace period** so that owners can invest resources in necessary alterations.
- To keep rents affordable, the City must create **incentives for owners of owner-occupied homes** who agree to retain their existing tenants at **affordable rents**. Given the relatively high cost of legalizing units, the City should consider providing tax abatements and other subsidies for legalizing an accessory unit.
- To help neighborhoods address the issues that may arise, the City should

reach out to the communities involved by implementing a **public education program** informing residents on the pitfalls of renting illegally and the benefits of conversion.

- While updating housing codes, the City should **emphasize health and safety issues rather than physical aspects** that may vary as indicators of habitability. Such updates would allow some units that are currently illegal to be more easily regulated.

# Ridgewood Property Owners & Civic Association, Inc.

"After 74 years of community service, we're still building a reputation, not resting on one."

P.O. Box 860077

Ridgewood, NY 11386

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TESTIMONY BEFORE NYC COUNCIL  
*NYC Council Hearing on the NYC Buildings Department*

June 21, 2006

by Paul A. Kerzner, President

DURING THE PAST 14 YEARS I HAVE TESTIFIED ON SEVERAL OCCASIONS BEFORE THE COUNCIL'S BUILDINGS COMMITTEE, AND HAVE PREPARED MEMOS TO VARIOUS ELECTED OFFICIALS PROPOSING SOLUTIONS TO THE LESS THAN ADEQUATE RUNNING OF THE BUILDINGS DEPARTMENT.

THERE ARE ACTUALLY SIX MAJOR ISSUES THAT NEED RESOLUTION, AND WE HAVE PROVIDED SOLUTIONS TO ALL SIX. MAYBE THIS HEARING WILL BE THE ONE THAT WILL FINALLY GENERATE THESE SOLUTIONS.

THE SIX PROBLEMS ARE AS FOLLOWS:

1. CYCLICAL ENFORCEMENT ON ALL RESIDENTIAL BUILDINGS MUST BE RESTORED. LOS ANGELES HAS COMPLETED THEIR FIRST CYCLE OF CYCLICAL ENFORCEMENT AND IT HAS WORKED WONDERS FOR LA'S HOUSING STOCK. I TESTIFIED ON NOVEMBER 20, 2000, SOME 6 YEARS AGO, AT THE MAYOR'S OVERSIGHT COMMISSION ON THE DEPARTMENT OF BUILDINGS, ON THIS VERY TOPIC. (COPY ATTACHED.)

*Representing the homeowners of one of America's largest Federal Historic Districts*

2. COMSTAT IMPLEMENTATION ON ALL INSPECTIONS: WHICH MEANS, NO VIOLATION IS CLOSED, IT IS CONSTANTLY RE-INSPECTED UNTIL THERE IS COMPLIANCE, AS I TESTIFIED ON 11/30/2000 AT THE MAYOR'S OVERSIGHT COMMISSION ON DEPARTMENT OF BUILDINGS (COPY ATTACHED.)

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3. ACCESS LEGISLATION NEEDS TO BE PASSED - AS PER MY DRAFT MEMO OF 6/24/92 TO THEN COUNCILMAN OGNIBENE, SOME 14 YEARS AGO, (COPY ENCLOSED) AND MY SUBSEQUENT TESTIMONY BEFORE THE BUILDINGS COMMITTEE OF THE NYC COUNCIL ON 10/9/99 (COPY ATTACHED).
4. LACK OF SUFFICIENT STAFFING FOR ENFORCEMENT. THE FINANCIAL SOLUTION IS OUTLINED IN MY 6/6/02 MEMO, PREPARED SOME FOUR YEARS AGO, FOR DAVID WEPRIN, FINANCE COMMITTEE CHAIR, NYC COUNCIL (COPY ATTACHED.)
5. SELF CERTIFICATION BY ARCHITECTS HAS BEEN ABUSED SO OFTEN THAT ITS CONTINUATION IS NOT WARRANTED. WITH PROPER DOB STAFFING, THIS "SELF POLICING" MEASURE SHOULD BE IMMEDIATELY SCRAPPED, AS OUTLINED IN MY MEMO OF 11/30/00, SIX YEARS AGO, TO THE MAYOR'S OVERSIGHT COMMITTEE (COPY ATTACHED.)
6. INADEQUATE FINE STRUCTURE. THE SOLUTION IS A FINE STRUCTURE SUFFICIENT TO ENCOURAGE COMPLIANCE, PLUS CONVERSION OF ECB FINES TO TAX LIENS, IF FINES ARE NOT PAID WITHIN SIX MONTHS, AS OUTLINED IN MY MEMO TO HELEN MARSHALL ON 11/18/04 -SOME 2 YEARS AGO (COPY ATTACHED.)

# Greater Ridgewood Restoration Corporation

"Community stabilization and redevelopment through Community participation and cooperation"

**TO:** Honorable Helen Marshall  
Queens Borough President

**DATE:** November 18, 2004

**FROM:** Paul Kerzner 

**RE:** Resolution of 1,433 Buildings  
Department Complaints in  
CB5Q

Attached please find the executive summary on all 1,433 Buildings Department complaints emanating from Queens Community Board 5. There are eight self-explanatory findings that come out of these 1,433 complaints.

The following six recommendations answer the problems that these eight findings highlight.

1. Inspections take too long. Attached please find a June 2002 memo I prepared for Councilman David Weprin that resolves this backlog problem.
2. Repeated visits by inspectors with no result -- "the access problem" -- Attached please find a June 1992 memo I had sent to then-Councilman Thomas Ognibene to resolve this issue, with copies to a number of then-prominent elected officials. It should be noted that when Queens Civic Congress representatives met with DOB Commission Patricia Lancaster on March 22 earlier this year, she was intrigued with the access problem and she ordered her staff to investigate the recommendations made in my June 1992 memo.
3. Illegal conversions: 51% of the 1,433 complaints -- This can be resolved by following the first (Weprin memo) and second (Ognibene memo) recommendations.
4. When there is no compliance, with LS4, there is no follow-up & 5. Lack of follow-up inspections on voluntary cure -- Items No. 4 and 5 could be resolved if the DOB had to follow the NYPD's COMPSTAT approach to enforcement, i.e. inspect until there is compliance. When we met on March 22<sup>nd</sup> with Commissioner Lancaster, she was not ready to accept this approach, yet. Until DOB does COMPSTAT, items 4 and 5 will continue to be unresolved.
6. Insufficient fine structure to encourage compliance -- The recommendation in Angela Mirabile's memo on this point stands on its own rights - increase the fine until the loss from the fine is greater than the gain from the illegal rent.
7. Inefficient prioritizing of complaints -- Angela Mirabile's memo recommendation on this point stands on its own merits.



Borough President Marshall -2

November 18, 2004

8. Closing of complaints before there is compliance –

- a) The COMPSTAT approach would resolve this problem.
- b) Also the re-establishment of yearly cyclical enforcement of all multiple dwellings would shield tenants from landlord harassment, e.g., in early March of this year a teenager in Bay Terrace, Bayside, died in an illegal cubicle blaze. Cyclical enforcement would probably have saved this teenager's life.

# Greater Ridgewood Restoration Corporation

*"Community stabilization and redevelopment through Community participation and cooperation"*

April 30, 2004

To: Paul A. Kerzner

From: Angela Mirabile  
Executive Director

Re: Analysis of 1,433 Building Department Complaints from Queens  
Community Board 5

The Greater Ridgewood Restoration Corporation has done extensive research on over 1,433 complaints submitted to the NYC Department of Buildings from Queens Community Board 5. The attached report outlines the complaint and disposition of each address.

After reviewing this data we have tried to summarize the findings of this report.

## Findings

1. Inspections take too long. Complaints received over 4 months ago, some date back a year, which would date the complaints to 2003 have yet to be inspected. 25% of the 1,433 complaints were never inspected. An example of a situation where the time between complaint and inspection is of the essence is work without a permit. There were 45 work without permit complaints that were never inspected, or had no access. Many times the work will already be completed by the time the inspector responds to the complaint. If the work is to be stopped or done according to code, the inspection must be done within a reasonable amount of time.
2. Repetitious visits by inspectors with no result. Insufficient use of the inspectors time. Complaints where the inspector does not gain access are done over and over with the same result. Even though LS4s are posted (left by inspector instructing owner to contact the Buildings Department within 30 days to arrange for access), the Buildings Department is never contacted by the owner. 16% of complaints fell into this category. Some buildings were visited 10 times, LS4s posted 5 times, without any success.





3. Illegal conversions are overwhelmingly the predominant complaint, with over 51% in this category.
4. When there is no compliance with LS4, next procedure is not used. There are no affidavits obtained, no court proceedings and there is no fine structure for owners who do not contact the Buildings Department.
5. There is a lack of follow-up inspection on voluntary cure at ECB to check compliance. Owner will say he will remove violation but does not. Many times these are not reinspected unless there is another complaint. There should be coordination between Buildings and ECB to check compliance.
6. Insufficient fine structure to encourage owners to comply. Owners in buildings with violations, especially those with illegal apartments, are making enough money so that they will keep the violation and pay the fine rather than comply. Lack of reinspection that would allow for multiple violations that would increase penalties is not done.
7. Inefficient prioritizing of complaints. Is this the responsibility of the person taking the complaint or someone at the Buildings Department? Serious complaints are given a low priority so there is a delay in inspecting a potentially hazardous condition.
8. Closing of complaints due to lack of access without any inspection being done. Should a complaint be closed when a violation is written or when compliance is achieved? A complaint should not be closed unless an inspector has either issued a violation or found no action necessary. There must be some kind of automatic reinspection of a violation to check compliance.

# Ridgewood Property Owners & Civic Association, Inc.

*"After 72 years of community service, we're still building a reputation, not resting on one."*

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Memorandum

June 6, 2002

To: David Weprin,  
Chair, Finance Committee,  
New York City Council

From: Paul Kerzner,  
President, Ridgewood Property Owners & Civic Assn

Subject: increasing revenue for FY '03 city budget

## Background

Last Sunday at Lundy's Restaurant, we met briefly and discussed the above mentioned subject matter. Because it was not the appropriate venue, I promised to send you this memo, which outlines this revenue-generating proposal.

These remarks are based on my six years of serving on the City's Environmental Control Board.

## Proposed Results

This proposal will generate some \$ 128.6 million of net revenue to our city. It will also improve the quality of life in most of our city's neighborhoods, by increasing each community's cleanliness, and reducing the number of illegal building uses in our neighborhoods. Both efforts are long overdue to the long-suffering middle class residents of our city.

## Dept of Sanitation

For the Sanitation Dept it is recommended that three additional enforcement agents be hired for each of the 59 Community Boards, for a total of 177 new

*Representing the homeowners of one of America's largest Federal Historic Districts*

enforcement agents. Each agent would cost the city some \$ 70K in salary and fringe benefits, but would generate some \$ 240K yearly in new gross revenue per agent, thereby netting the city some \$ 140K per agent. Attached is an analysis of how these figures were arrived at.

With 177 new enforcement agents, the city's Dept of Sanitation would generate a net of \$ 24,780,000 of new revenue, and our city's Sanitation scorecard, neighborhood-by-neighborhood, would significantly improve.

### **Dept of Buildings**

For the Buildings Dept, it is recommended that two new enforcement agents be hired for each of the 59 Community Boards, for a total of 118 new agents. Each enforcement agent would cost some \$ 80K in income and fringe benefits, but each would generate \$ 960K yearly in new gross revenue, netting the city some \$ 880K per agent. Attached is a breakdown on how these figures were arrived at.

With 118 new DOB enforcement personnel, Buildings would generate a net of \$ 103,840,000 of new revenue to our city, while simultaneously clearing up the backlog of illegal building uses throughout the city, particularly in Queens and Brooklyn.

### **Conclusion**

Both proposals would together generate a **net of \$ 128.6 million to our city**, while simultaneously **increasing the cleanliness** and **improving the quality of life for our residents**, who have been seeking these enforcement reforms for years.

For even **greater efficiency**, it is recommended that both DOS and DOB **institute COMPSTAT** management tracking of their respective enforcement areas, so that once a problem location has been identified, it can then be inspected, summonsed, and continually re-inspected, with appropriate summonsing, until there is compliance. This COMPSTAT procedure unfortunately is **not part** of the present enforcement management policy at either agency.

**Sanitation Dept figures**

1 sanitation agent @ \$ 70,000 per yr (income & fringe benefits), will issue:

20 summonses per day  
x \$ 50 per summons

\$ 1,000 per day in revenue  
x 5 day work week

\$ 5,000 per wk in new revenue  
x 48 weeks of work + 4 wks vacation

\$ 240,000 gross income per agent, or \$ 140,000 net income per agent (\$ 240,000 - \$ 70,000)

Add 3 agents per community board x 59 Boards = 177 new agents  
x \$140,000 net income per agent

**\$ 24,780,000 net revenue to NYC**

**Building Dept figures**

1 DOB enforcement agent @ \$ 80,000 per yr (income & fringe benefits), will issue:

5 summonses per day  
x \$ 800 per summons

\$ 4,000 per day in new revenue  
x 5 day work week

\$ 20,000 per week in new revenue  
x 48 weeks of work + 4 wks vacation

960,000 gross income per enforcement officer, or \$ 880,000 net income per agent ( \$960K-\$80K)

Add 2 officers per community board x 59 boards = 118 new officers  
x \$ 880,000 net income per agent

**\$ 103,840,000 net revenue to NYC**



# Community Board No. 5

Borough of Queens  
Ridgewood, Maspeth, Glendale, Middle Village, South Elmhurst  
51-23 Myrtle Avenue • Glendale, N.Y. 11385  
(718) 366-1834



Vincent Arcuri  
Chairman

Gary Giordano  
Deputy Chairman

June 24, 1992

For : Councilman Thomas Cynibars  
From : Paul Mariner, Chairman, CB5Q Housing Committee  
Re : Proposed Illegal Use Legislation - Dealing with the "Access" Problem

The problem with the present and proposed statutes dealing with illegal uses is that, to my knowledge, none of the statutes deal with the "access problem". Unless the enforcement agent can gain access to the building to survey for alleged illegal uses, violations for illegal uses can not be issued. Therefore, the access problem is paramount and needs to be resolved. Only then can the proposed statutes dealing with illegal uses be effective.

Fortunately, there is already precedent at the Environmental Control Board in regard to the access problem. Last year, the ECB board approved a penalty schedule for the Dept. of Environmental Protection, under DEP's "Right to Know" (please see attached copy).

Under Sec. 24-712 (the last section on the bottom of the attached penalty schedule) addressing: "Inspection of a Facility" - a penalty can be imposed for refusal to allow a DEP representative to inspect the facility, with no mitigated penalties allowed. The penalties are quite stern: \$2,500. for the first offense, \$5,000. for a second offense and \$10,000. for subsequent offenses.

These fines are geared toward alleged asbestos cases, but we could have the same concept applied to illegal uses under both the Buildings Department and the Fire Department schedules. We could include the following: Sec. 27-1 (Buildings Department) and Rule 21 (Fire Department)

Refusal to allow a representative of the Buildings Dept. or Fire Dept. to conduct an inspection of the facility is too often the norm, resulting in dangerous conditions and ongoing illegal uses. I propose the following penalties for "failure to permit access" (allowing some mitigation of penalties so the offender can comply and allow "access"):

Community Board 5, Queens

June 24, 1992

Re: Proposed Illegal Use Legislation -- Dealing with the "Access" Problem

<u>1st Violation</u>	<u>Mitigated Penalty- 1st Violation</u>
\$ 500.	\$ 100.
<u>2nd Violation</u>	<u>Mitigated Penalty- 2nd Violation</u>
\$1,000.	\$ 500.
<u>3rd Violation</u>	<u>Mitigated Penalty- 3rd Violation</u>
\$2,000.	\$1,000.
<u>Maximum or Default Penalty:</u>	<u>\$3,000.</u>

I believe this proposed solution can work by the use of existing "access statutes" of the Environmental Control Board, giving both the Buildings Department and the Fire Department the necessary tools to stop unscrupulous owners from denying access to their property.

Please let me know how you feel about this proposed solution.


CC: Hon. Peter Vallone, City Council Speaker  
Hon. Sheldon Leffler, Councilman  
Hon. Archie Spigner, Councilman  
Hon. Claire Shulman, Borough President of Queens  
Hon. Frank Padavan, State Senator  
Hon. Serphin Maltese, State Senator  
Hon. Catherine Nolan, Assemblywoman  
Carole Slater, General Counsel, NYC Dept. of Buildings  
Carlo Esposito, NYC Fire Dept.  
Executive Committee, Community Board 5, Queens  
Civic Groups in Community District 5, Queens

New York City  
Department of  
Environmental  
Protection

39 - 17 Junction Blvd.  
Orlando, New York  
11273 - 8107  
718 - 391 - 6879

June 20, 1991

To: ECB Board Members

From: Ray Scanlon   
Assistant Counsel

Re: Proposed amendments to the Right-To-Know  
Program's penalty table.

---

ALBERT F. APPLETON  
Commissioner

Attached for your consideration is the amended penalty schedule for violations of the DEP's Right-To-Know Program.

As per your request, this schedule indicates the suggested penalty to be assessed in case of finding of violation or admission, and default. The penalty schedule approved by the Board in January is also enclosed for your reference.

Your consideration is greatly appreciated.

cc: Anna Eristoff  
J. Felix Pierre

PUBLIC SESSION 5

# Ridgewood Property Owners & Civic Association, Inc.

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## TESTIMONY OF PAUL KERZNER

before the Buildings Committee of the NYC  
Council

Friday, November 19, 1999 - 10 a.m.

Good morning. My name is Paul Kerzner. I am a Vice

President of the Queens Civic Congress and Counsel to the

Ridgewood Property Owners & Civic Assn.

In 1901, some 98 years ago, NYC was the **first** city in the

**United States** to pass a package of **strict housing code**

**regulations to protect the tens of thousands of immigrants**

who were swelling the city's population at **that time**, and were

living in **substandard housing conditions**. Intro 363-A is part

of that **long NYC tradition**, which began in 1901, of

**continuing to protect immigrants** in our communities from

**overcrowding and sub-standard housing conditions**.

As good as 363-A is, it does **not** address the very serious issue

of what should be done when an **owner denies access** to the

Buildings Dept., when an alleged illegal use is going on within

that building. We've attached a memo that **successfully**

addresses this issue, that **protects owners from unreasonable**

*Representing the homeowners of one of America's largest Federal Historic Districts*



access, and yet protects the surrounding community from unscrupulous landlords who are milking their properties

through illegal means. Safeguards include no fines for refusing to gain access, if the owner within 30 days of a notice, makes an appointment with the Dept of Buildings to inspect the premises. Without providing for this access provision, unscrupulous landlords will continue to frustrate the enforcement process and get away with continuing their illegal uses.

Our Borough President's Illegal Use Task Force last month, unanimously recommended that this access provision be made part of Intro 363-A, to deal with many of the loopholes in the present enforcement procedure against illegal uses. The proposed amendment to 363-A, dealing with access, is modeled after an existing section of NYC's Dept of Environmental Protection's Right to Know statute which addresses the asbestos issue. This access proposal has already withstood constitutional challenge: the NYS Court of Appeals has upheld that this access provision is a valid use of a municipality's power to protect its citizenry from a potential health hazard.

Our own experience with illegal uses in Ridgewood is alarming, and, a clear health hazard. Over one four year period, Ridgewood experienced a number of fires in our residential buildings, both frame and brick. We analyzed the data from each of those fires. This is what we learned: There were two , and only two common threads of information that occurred in all of these Ridgewood fires:

1. all of the fires were in buildings that were owned by absentee owners;
2. all of these fire damaged buildings had illegal uses in them when the fires occurred.

We do not know whether these fires began within these illegal uses. The Fire Dept would not release this information, but it is telling that absentee owners and illegal uses were the only two trends that we found with all of our Ridgewood fires.

It is clear that we need Intro 363-A and the proposed access provisions to deal with these absentee owners in Ridgewood who are threatening the stability of our community, by creating an environment that encourages building fires. It is not fair to the overwhelming majority of owners in our

community, that our Association represents, that are law  
abiding and live in our community, to have to be subjected to  
these illegal uses.

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Please pass Intro 363-A and the proposed access provision.

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# Ridgewood Property Owners & Civic Association, Inc.

"After 74 years of community service, we're still building a reputation, not resting on one."

P.O. Box 860077

Ridgewood, NY 11386

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**TESTIMONY OF PAUL KERZNER BEFORE THE MAYOR'S  
OVERSIGHT COMMISSION ON THE DEPT OF BUILDINGS**

*Thursday, November 30, 2000*

*City Hall*

My name is Paul Kerzner, a Vice-President of the Queens Civic Congress and President of the Ridgewood Property Owners & Civic Assn., one of the oldest and largest civic groups in Queens County.

Having served as Chairman of our Community Board's Buildings & Housing Committee for 25 years and appointed to the city's Environmental Control Board for six years, I am very concerned about the Buildings Dept.'s functions future. It really doesn't matter whether the functions of the Buildings Dept are kept intact in a separate agency, as it is now, or if they are assimilated into another city agency. What does matter however is that whatever its final resting place, the functions of the Buildings Dept have to not only be preserved, but proper resources have to be given, so that these functions are operating smoothly, and enhanced, making these functions consumer and taxpayer friendly.

*Representing the homeowners of one of America's largest Federal Historic Districts*

Unfortunately city administrations and city councils going back as far as John Lindsey, have treated the Buildings Dept as a second class mayoral agency. And because of this lack of priority in manpower and funding, this agency has really never done its proper job in monitoring structures, seeking compliance, and obtaining general enforcement. It is amazing, looking over the past 30 years, that the staff and commissioners of the Dept of Buildings have produced as good a product as they have, considering the limited resources they have had to work with.

When a mayoral agency is consistently relegated to second class status over several decades of operation, a pattern of short cuts are devised from both within the agency and from the outside, that very often sew the seeds of graft and corruption. A few notable examples follow.

Expeditors, paid for by the private sector, have become part of the unofficial staff of the Buildings Dept. They are an additional cost that the private sector has had to grudgingly pay for, because the Buildings Dept doesn't have enough competent staff to move building plans and alterations along, in an expeditious manner, without this outside help. What other city agency had paid industry expeditors? None. And none should be needed at the Buildings Dept either. Hire sufficient competent staff to do the job right, internally, without the need of outside expeditors, that open the process to abuse.

#### Enforcement manpower deficiencies

The Buildings Dept, over the last 30 years, has never had sufficient enforcement personnel to do the job to enforce building code violations over a sustained period. As a result, the public has come to expect that any summonses received from this agency for violations are infrequent, are not to be taken seriously, and are therefore absorbed by the violating party as a cost of doing business in this city.

Enforcement has gotten so lax, because of manpower restraints, that cyclical enforcement of multiple dwellings stopped with the '74-'75 fiscal crisis, and 25 years later, we're still

looking for cyclical enforcement's return. What cyclical enforcement did, was catch buildings in the early stages of deterioration, before things got bad enough to require major intervention, exactly like the Police Dept.'s present "broken window theory". It also reduced the incidence of inspector payoffs, since everyone knew that the city meant business, and the building inspector was not to be shuttered aside with a few dollars, because he would be back, and back again and again, until there was compliance.

Today there is not the manpower to send inspectors back automatically to inspect buildings until there is compliance. If there was, the illegal use problem would not have gotten so out of control, particularly as it has in Queens County.

#### Self-certification

This policy was instituted because of the lack of sufficient manpower to certify an architect's work. So the architects, in theory, certify their own work, subject to their license revocation if they falsify their work. How many architects have had their licenses revoked in New York for falsifying their work?

When the buildings Dept certified the work, as imperfect as that was, how many jobs did they catch, that the architect would have let through? Probably, quite a few. Now that this one check has been removed, have all the architects gotten religion, to allow them to guard their own hen house? I don't think so.

#### Substandard salaries

If building inspectors and plan examiners are presently getting paid, on average, \$ 40,000 a year, the temptation for securing payoffs is heightened. Possibly a better approach to deal with the constant threat of this abuse is to provide for a higher base salary, coupled with a financial incentive program, based on the number of plans reviewed, and the number of buildings inspected, and brought back into compliance. This incentive approach will also encourage greater productivity, and secure greater compensation for work successfully completed by employees in this agency.

I have given a thumb-nail sketch of just four areas in the Buildings Dept that have ripened into fertile areas of new-found laxity which can, and has led to abuse. Fewer resources mean fewer checks and balances in place, to prevent this laxity. It is interesting to note, based on the city's Independent Budget Office, that between FY'92 and 2000, revenues from the Buildings Dept exceeded expenses by at least \$ 5 million a year, and in some fiscal years, as high as a \$ 30 million surplus was produced. If these yearly surpluses, over the past 9 fiscal years, were immediately plowed back into this agency, to address just the four troubled areas just mentioned - *expeditors, lack of sufficient enforcement manpower, substandard salaries, and self-certification* - it seems it would have been less likely that his hearing would have been as necessary.

I commend the Giuliani Administration for beginning to address this 30 year downward spiral of the functions of the Buildings Dept. After careful review of all this agency's functions, and comparing our city's Buildings Dept with other municipalities, this Commission ought to be able to determine the "best practices" of the other major urban areas, and then recommend to the Mayor, those "best practices" from the other cities that should be implemented here. I trust that these "best practices" will be enhanced with sufficient manpower, and appropriate dollars, to make these Building Dept functions work, as they should have been working, during the last five mayoral administrations.

**GREATER RIDGEWOOD RESTORATION CORPORATION**

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**REPORT ON**  
**DEPARTMENT OF BUILDINGS**  
**COMPLAINTS AND DISPOSITIONS**  
**COMMUNITY BOARD 5, QUEENS**

**2000-2004**

April 15, 2004



## GLENDALE

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>MYRTLE AVENUE</b>						
65-11	3676/25	4127513	5/22/01	45	Illegal conversion	No action necessary
65-58	3698/30	4125677	5/13/01	45	Illegal conversion	Violations served for illegal 3 <sup>rd</sup> floor, DOB Viol.# 051301C05CD01/02, ECB Viol.# 34287605P (affidavit accepted, still in violation) and 34287606R (dismissed)
66-11	3678/33	4125678 4178673	5/22/01 None	45 45	Illegal apartments. Illegal apartments	No access twice. Received 11/05/03, never inspected
66-35	3679/33	4179471	None	05	Work without permit	Received 11/14/03, never inspected
67-05	3680/44	4125680	5/19&21/01	45	Illegal conversion	No access twice, no further inspections
67-07	3680/42	4125681	5/13/01	45	Illegal conversion	No action necessary
68-33	3683/50	4130038	7/25/01	59	Defective electrical wiring	No access one time
69-09	3684/56	4151622	None	56	Faulty boiler	Received 8/13/02
69-39	3685/52	4176709 4174535	10/16/03 None	59 45	Defective electrical wiring Illegal conversion	DOB violation #A211532 Received 9/10/03
71-39	3693/17	4170707  4170708  4186577	None  None  None	55  55  55	Commercial truck parked in residential area Commercial truck parked in residential area Commercial truck parked in residential area	7/17/03  7/17/03  2/19/04
79-35	3829/40	4177159	12/9/03	05	Work without permit	Violation for work without permit, permit expired DOB Viol.# 120903C05P101, ECB Viol.# 34417163J (Violation cured)
<b>CENTRAL AVENUE</b>						
61-50	3638/52	4161600	None	36	Illegal driveway	Received 2/26/03
64-45	3642/25	4178820	2/6/04	45	Illegal conversion	No action necessary
68-29	3657/36	4171621	12/01/03	45	Illegal basement apartment	Violation for work without permit, created full apartment in basement DOB Viol.# 120103C05P01, ECB Viol.# 344171524 (No compliance)
69-21	3659/25	4154458	10/9/02	59	Defective electrical wiring	No access one time
70-06	3686/3	4144301	5/3/2	45	Illegal basement apartment	Violation for work without permit in basement, creating an apartment, DOB Viol.# 050302C05RJR04, ECB Viol.# 34318154Y (affidavit

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						accepted)
<b>AUBREY AVENUE</b>						
88-27	3851/166	4143635	4/16/02	45	Illegal conversion	No action necessary
<b>CATALPA AVENUE</b>						
62-17	3626/1	4169105	12/1/03	45	Illegal conversion	No action necessary
<b>DORAN AVENUE</b>						
83-03	3809/9	4169196	12/11/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
<b>CYPRESS AVENUE</b>						
80-73	3731/91	4170610	9/10/03 9/16/03	05	Work without permit	No access twice, not inspected since
<b>UNION TURNPIKE</b>						
86-26	3848/10	4173550	12/02/03	45	Illegal garage apartment	Violations for illegal occupancy and work without permit DOB Viol.# 120203C05MS02/03, ECB Viol.# 34408022L (pending) and #34408023N (pending)
88-48	3861/29	4178335	None	45	Illegal basement apartment	Received 10/30/03
<b>RUTLEDGE AVENUE</b>						
89-08	3874/73	4178210	12/09/03	05	Work without permit	Stop work order issued, Violation for work without permit, DOB Viol.# 120903C05P104, ECB Viol.# 34417164L (no compliance), and #34417171J (pending)
89-40	3874/78	4132770	9/12/01	59	Defective electrical wiring	No access one time
<b>COOPER AVENUE</b>						
60-49	3583/23	4148545	9/6/02	45	Illegal cellar apartment, no windows	Violation for work without permit, DOB Viol.# 090602C05R03 ECB Viol.# 34337689Y (dismissed)
61-02	3714/1	4169373	1/20/04	74	Illegal manufacturing from home	Complaint accepted by padlock
61-25	3586/20	4115206	10/7/00	45	Illegal cellar apartment	Violations for illegal occupancy, DOB Viol.# 100700C5MJ08/09, ECB Viol.# 34260165K (no compliance) and #34260166M (no compliance)

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
64-06	3717/2	4175305	12/13/03	05	Plumbing and electrical work without permits	Violation for plumbing and electrical work without permits to create a 3 piece bathroom, DOB Viol.# 121303C05NB01, ECB Viol.# 34423023Z, (violation # not found in DOB site)
64-30	3718/1	4180072	None	05	Work without permit	Received 11/20/03
		4180071	None	45	Illegal conversion from 1 to 2 family	Received 11/20/03
		4181139	None	15	Inadequate fencing	Received 12/3/03
		4187675	3/12/04	05	Work without permit	Stop Work Order issued, DOB Viol.# 031204C05H01, ECB Viol.# 34422586H, Violation pending
65-05	3600/78	4113175	8/9/00	45	Illegal conversion from 2 to 3 family	No action necessary
69-44	3703/32	4182137	2/4/04 2/19/04	59	Illegal wire tapping in basement	No access twice, not inspected since
<b>SHALER AVENUE</b>						
6413	3632/27	4171342	7/24/03	15	Fence to high	Violation for 9' fence, only permitted a 6' fence, DOB Viol.# 072403C05RG02, ECB Viol.# 34409426M (no compliance)
		4169081	7/10 & 29/03	45	Illegal conversion	No access twice, LS4 posted, not inspected since
<b>ST. FELIX AVENUE</b>						
58-50	3569/27	4151448	9/19/02	45	Illegal basement and garage apartments	Violations for garage and cellar alterations, work without permits, DOB Viol.# 091902C05RJR01/02, ECB Viol.# 34337821m (affidavit accepted) 34337822y (affidavit accepted)
<b>57<sup>TH</sup> STREET</b>						
80-24	3727/14	4165185	None	85	Failure to retain water	Received 4/26/03
<b>59<sup>TH</sup> STREET</b>						
80-13	3732/7	4144261	5/15/02	45	Illegal conversion	No action necessary
<b>60<sup>TH</sup> LANE</b>						
71-10	3518/26	4156672	1/3/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
75-01	3585/52	4183592	None	05	Illegal renovations, work without permits	Received 1/6/4,
75-03	3585/51	4134765	10/20/01	45	Illegal basement apartment	Violations for illegal occupancy in basement, DOB Viol.#

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						102001C05LW01/02, ECB Viol.# 34305261R (affidavit accepted) and #34305202Z (affidavit accepted) both still in violation
75-14	3584/7	4155280	11/25/02	35	Illegal curb cut	No action necessary
75-45	3585/30	4172326	12/10/03	05	Work without permit	DOB Viol.# 121003C05P101, ECB Viol.# 34417167R, no compliance
75-49	3585/28	4172325	12/10/03	05	Work without permit	DOB Viol.# 121003C05P102, ECB Viol.# 34417168I, viol. not found
<b>60<sup>TH</sup> PLACE</b>						
75-07	3584/47	4160713	9/9/03	31	Illegal certificate of occupancy	No access one time, not inspected since
<b>61<sup>ST</sup> STREET</b>						
62-17	3521/15	4178830	None	45	Illegal cellar apartment	Received 11/6/03, tried to inspect in 2001 four times, no access, LS4 posted twice
72-46	3591/16	4156071	12/30/02	45	Illegal conversion	No access twice, LS4 posted, not inspected since
72-48	3591/17	4156072	12/20/02	45	Illegal conversion	No action necessary
75-02	3585/1	4151457	11/12/02	45	Illegal conversion	No action necessary
75-04	3585/2	4157466	1/22&12/03	45	Illegal conversion	No access twice, LS4 posted, not inspected since
75-08	3585/4	4151460	11/8/02	45	Illegal conversion	Violation for work without permits, DOB Viol.# 110802C05RJR04, ECB Viol.# 34375505H, (overdue compliance)
75-10	3585/5	4157465	01/13&14/03	45	Illegal conversion	No access twice, LS4 posted, not inspected since, denied access 4 times in 2002
75-14	3585/7	4151462	10/8/02	45	Illegal conversion	No action necessary
75-16	3585/8	4151463	10/30/02	45	Illegal conversion	No action necessary
75-24	3585/12	4151464	10/11&12/02	45	Illegal basement apartment	No access twice, not inspected since, no access twice in may
75-26	3585/13	4151465 4144943	10/11/15/02 7/17&18/02	45 71	Illegal basement apartment Illegal SRO	No access twice, not inspected since No access twice, not inspected since
<b>62<sup>ND</sup> STREET</b>						
68-12	3625/40	4176206	None	45	Illegal conversion	Receive 10/1/03
69-23	3631/66	4177562	None	45	Illegal conversion	Received 10/20/03
69-30	3628/17	4032678	11/14/03	56	Defective boiler	No action necessary
69-35	3631/61	4177906	None	45	Illegal conversion	Receive 10/24/03
69-49	3631/55	4183262	1/26/04 1/29/04	45	Illegal basement apartment	No access twice, LS4 posted
75-12	3586/6	4143545	4/11/02	45	Illegal cellar apartment	Violation for illegal cellar apartment, DOB Viol.#

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						041102C05CD01/02, ECB Viol.# 34318678P, (dismissed), ECB Viol.# 34318677N, (overdue compliance)
75-16	3586/8	4144268	5/15/02	45	Illegal conversion	No action necessary
75-18	3586/9	4145742	5/10/02	45	Illegal conversion	Violations served for basement occupancy, and work without permits, DOB Viol.# 051002C05RJR01/02, ECB Viol.# 34318163 (overdue compliance), 34318164H (dismissed)
75-20	3586/10	4178299	None	45	Illegal basement apartment	Received 10/03/03, never inspected
75-22	3586/11	4144273	4/20/02	45	Illegal conversion	No action necessary
<b>64<sup>TH</sup> STREET</b>						
68-12	3626/39	4144928	4/30/02	45	Illegal basement apartment	Violations served for work without permits, DOB Viol.# 043002C05RJR03, ECB Viol.# 34317988x (no compliance, still active)
68-15	3627/20	4144929	4/30/02	45	Illegal basement apartment	No action necessary
68-22	3626/44	4144930	5/8/02	45	Illegal basemen apartment	No action necessary
68-29	3627/14	4144931	5/8/02	45	Illegal basement apartment	No access twice, LS4 posted
		4178970	5/9/02 None	45	Illegal basement apartment	Received 11/07/03
68-30	3626/48	4178969	None	45	Illegal conversion	Received 11/07/03
68-32	3626/49	4144952	5/14/02	45	Illegal conversion	No action necessary
69-11	3632/57	4144274	4/26/02	45	Illegal basement apartment	Violation served for cellar occupancy and work without permits, DOB Viol.# 042602C05RJR01/02, ECB Viol.# 34317983R (overdue compliance, still active), 34317984Z (dismissed)
69-17	36332/52	4144953	5/31/02	45	Illegal basement apartment	Violation served for work without permits, DOB Viol.# 053102C05RJR/01, ECB Viol.# 34318273R(d dismissed)
69-23	3632/52	4144954	5/23/02	45	Illegal basement apartment	Violation served for work without permits, DOB Viol.# 052302C05RJR/01, ECB Viol.# 34318258Z (dismissed)
69-29	3632/49	4144955	5/24/02	45	Illegal basement apartment	No action necessary
69-33	3632/47	4144956 4134753	5/16/02 2/5/02	45 05	Illegal basement apartment Work without permits	No action necessary Violation served for wood deck built without permit, DOB Viol.# 030502C05MJ11, ECB Viol.# 34311520N (no compliance, active violation)
69-41	3632/43	4144957	5/14&15/02	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
69-46	3631/30	4144958	5/14&15/02	45	Illegal conversion	No access twice, LS4 posted, not inspected since
69-47	3632/140	4134340	9/15/01	45	Illegal conversion	No action necessary

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
69-51	3632/39	4144959 4133392	5/10&14/02 9/9/02	45 45	Illegal basement apartment Illegal basement apartment	No access twice, LS4 posted, not inspected since Violations for basement apartment, DOB Viol.# 09091C05CD01/02, ECB Viol.# 34302682L (overdue compliance, still active), 34302683R (overdue compliance, still active)
69-58	3631/36	4144960	5/31/02	45	Illegal conversion	No action necessary
69-60	3631/37	4144961 4113177	5/14/02 8/20/00	45 45	Illegal conversion Illegal conversion	No action necessary Violations served for illegal alterations, basement occupancy and work without permits, DOB Viol.# 082000C05CP01/02/03, ECB Viol.# 34259592R (affidavit accepted), 34259593Z (dismissed)
77-22	3715/15	4176858	None	74	Illegal business operating from house	Received 10/9/03
78-40	3716/38	4176300 4188291	None None	09 09	Excessive debris Excessive debris	Received 10/02/103 Received 3/11/04
<b>64<sup>TH</sup> PLACE</b>						
69-11	3635/38	4143619	4/15/12	45	Illegal conversion	No action necessary
69-19	3635-35	4143622	4/11&15/02	45	Illegal conversion	No access twice, LS4 posted, never inspected
69-22	3632/14	4143623	5/29/02	45	Illegal conversion	No action necessary
70-41	3642/33	4177721	12/5/03	05	Plumbing work without permit	Violation for Plumbing work without permit, DOB Viol.# 120503C05NB03,, ECB Viol.# 344230152, (no compliance)
74-06	3597/9	4173265	12/10/03	05	Work without permit	Violation for erection of combustible pigeon coop without permit, DOB Viol.# 121003C05P104, ECB Viol.# 34417172L, (no compliance)
78-10	3719/25	4159078	None	55	Yellow bus parked in driveway of house	Received 1/9/03
<b>64<sup>TH</sup> LANE</b>						
74-04	3598/38	4143548	4/17/02 4/18/02	45	Illegal conversion	No access twice, LS4 posted, not inspected since
74-59	3599/1	4182249 4151466	None 10/02	85 45	Failure to retain water Illegal conversion	Received 12/17/03, never inspected No access twice in July 99, twice in Feb, 00, twice in Oct. 02
<b>65<sup>TH</sup> STREET</b>						
74-26	3599/45	4151468	10/7/02	45	Illegal conversion	No action necessary
74-41	3600/83	4166389	9/9/03	05	Work without permit	No access one time, not inspected since

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4166390	8/25/03	45	Illegal basement apartment	Violation for work without permit and residence altered, DOB Viol.# 082503C05BK010203, ECB Viol.# 34409709M, (no compliance)
<b>65<sup>TH</sup> PLACE</b>						
70-27	3645/39	4034506	7/28/03	57	Illegal installation of boiler	No action necessary
70-35	3645/35	4072193	None	60	Illegal electrical wiring	Received 11/03/97, never inspected
70-38	3644/23	4034507	None	57	Illegal installation of boiler	Received 7/29/93, never inspected
70-43	3645/31	4175617	12/13/03	05	Work without permits	No action necessary
71-13	3677/45	4165857	11/25/03	05	Work without permits	No action necessary
71-41	3677/34	4174421	None	45	Illegal conversion	Received 9/9/03, not inspected since
<b>66<sup>TH</sup> STREET</b>						
69-01	3646/2	4185397	3/10/04	05	Work without permits	No action necessary
		4189034	None	05	Work without permits	Received 3/19/04
		4169728	1/27/04	74	Illegal auto shop operating from home	Complaint accepted by Padlock
		4185398	3/10/04	74	Illegal auto shop operating from home	No action necessary
70-06	3645/7	4108976	None	59	Defective electrical wiring	Received 5/23/00
<b>66<sup>TH</sup> PLACE</b>						
70-11	3649/40	4155404	12/01/03	66	Plumbing work without permits	Referred to plumbing division
70-25	3649/35	4143556	4/15/02	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
71-40	3678/27	4167512	7/29/03	05	Work without permits	No access one time, not inspected since
72-23	3700/10	4175459	None	45	Illegal conversion	Received 9/22/03
<b>67<sup>TH</sup> STREET</b>						
69-20	3647/15	4143562	4/19/02	45	Illegal conversion	No action necessary
72-14	3700/32	4191366	None	04	Work performed after hours	Received 4/15/04
		4178402	11/28/03	59	Defective electrical work	DOB Violation served #A212574
<b>67<sup>th</sup> PLACE</b>						
69-10	3650/10	4180330	3/19/04	45	Illegal rooming unit	No access one time, not inspected since
70-38	3652/26	4180385	None	45	Illegal conversion	Received 11/24/03, never inspected, already received a violation in jan/03 for illegal basement occupancy

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
71-22	3680/17	4173138	None	63	Excessive debris	Incorrect code (63) used, should be code 09, complaint received on 8/20/03
72-29	3702/10	4143558	4/25/02	45	Illegal basement apartment	Violation for work without permits, no illegal conversions found, DOB Viol.# 042502C05RJR02, ECB Viol.# 34317979Y (dismissed)
<b>67<sup>TH</sup> AVENUE</b>						
60-69	3531/60	4163662	6/16/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
<b>68<sup>TH</sup> STREET</b>						
69-25	3654/40	4144303	5/14/02	45	Illegal conversion	No action necessary
70-10	3653/10	4133584	9/1/01	45	Illegal conversion	No action necessary
71-17	3682/74	4172533	12/02/03	45	Illegal conversion	No access one time, LS4 posted, not inspected since
<b>68<sup>TH</sup> PLACE</b>						
70-19	3657/46	4180464	3/19/04	45	Illegal 2 <sup>nd</sup> floor and basement apartment	No access one time, not inspected since
<b>69<sup>TH</sup> STREET</b>						
70-02	3657/6	4174550	None	15	Inadequate fencing	Received 9/10/03
70-12	3657/12	4155290	12/23/02	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
<b>69<sup>TH</sup> PLACE</b>						
69-17	3667/522	4179525	None	05	Work without permits	Received 11/14/03
70-09	3660/22	4172597	12/22/03	45	Illegal basement apartment	Violations for cellar residence and work without permits, DOB Viol.# 122203C05BK01/02, ECB Viol.# 34421903H (pending) and #34421904J (dismissed)
71-68	3684/47	4171270	None	55	Commercial truck parked in residential driveway	Received 7/27/03
73-29	3707/12	4155198	9/17/02	45	Illegal conversion	No access one time, LS4 posted
76-18	3706/51	4173116	12/4/03	05	Work without permits	Stop Work Order issued, ECB Viol.# 34413904J (affidavit accepted) and #34413903H (affidavit accepted)
<b>70<sup>TH</sup> AVENUE</b>						
65-29	3643/13	4146783	5/29/02 5/30/02	45	Illegal conversion	No access twice, LS4 posted, not inspected since
65-31	3643/12	4143692	5/30/02	59	Defective electrical wiring	No access on time, not inspected since



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>71<sup>ST</sup> STREET</b>						
71-50	3686/34	4181957	12/22/03	45	Illegal conversion	No action necessary
<b>71<sup>ST</sup> PLACE</b>						
73-24	3709/40	4172868	12/11/03	45	Illegal basement apartment	No access twice, LS4 posted
		4184499	12/12/03 2/4/04	45	Illegal basement apartment	No access one time, not inspected since
<b>72<sup>ND</sup> STREET</b>						
70-26	3663/22	4171539	12/03/03	45	Illegal basement apartment	No access twice, LS4 posted
		4181151	2/6/04	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
70-34	3663/27	4171540	12/03/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
70-41	3664/38	4170227	12/11/03 12/12/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
72-01	None	4180233	None	05	Work without permits	Received 11/21/03
77-01	3711/05	4155194	9/17/02	45	Illegal conversion	No action necessary
<b>73<sup>RD</sup> STREET</b>						
71-36	None	4165154	None	31	No certificate of occupancy	Received 4/25/03
<b>73<sup>RD</sup> PLACE</b>						
78-53	3823/1	4122685	3/23/01	45	Illegal conversion	No action necessary
<b>74<sup>TH</sup> STREET</b>						
77-12	3811/2	4175214	None	31	No certificate of occupancy	Received 9/18/03
		4179461	None	55	Illegal zoning	Received 11/14/03
77-52	3811/29	4170558	None	35	Illegal curb cut	Received 7/16/03
<b>74<sup>TH</sup> AVENUE</b>						
62-17	3593/43	4179824	None	45	Illegal conversion	Received 11/18/03
62-20	3595/10	4144304	5/7/02	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
62-21	3593/40	4145162	4/23/02	45	Illegal conversion	Violation for basement occupancy and work without permits, DOB Viol.# 042302C05RJR01/02, ECB Viol.# 34317976z (overdue compliance) and # 34317977K (no compliance)

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4144305	5/7/02	45	Illegal conversion	No access twice, LS4 posted, not inspected since
64-04	3597/2	4144306	5/16/02	45	Illegal basement apartment	Violation for work without permits, DOB Viol.#051602C05RJR01/02, ECB Viol.# 34318251X (dismissed) and #34318252J (dismissed)
64-05	3593/35	4144310	3/6/02	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
64-08	3597/4	4144311	5/24/02	45	Illegal conversion	No action necessary
64-51	3594/28	4147839	None	85	Failure to retain water	Received 6/10/2
64-53	3594/27	4145580	None	85	Failure to retain water	Received 4/30/02
		4148025	7/3/02	85	Failure to retain water	No access twice, LS4 posted, not inspected since
		4178043	None	85	Failure to retain water	Received 10/27/03
89-05	3874/115	4153466	10/23/02	59	Defective electrical wiring	No access one time, not inspected since
<b>75<sup>TH</sup> STREET</b>						
77-07	3813/78	4174893	2/6/04	45	Illegal basement apartment	No access one time, LS4 posted, not inspected since
77-61	3813/50	4178463	None	09	Excessive debris (I.S. 119)	Received 11/1/03
<b>75<sup>TH</sup> AVENUE</b>						
88-27	3855/21	4167813	12/05/03	45	Illegal conversion	No action necessary
<b>76<sup>TH</sup> STREET</b>						
78-13	3826/67	4172750	12/10/03	05	Work without permits	No access twice, LS4 posted, not inspected since,
			12/12/03			
		4189793	None	05	Work without permits	Received 3/29/04
		4178286	1/6/04			
			1/13/04	59	No electric permits	No access twice, not inspected since
78-22	3825/17	4175376	12/22/03	09	Excessive debris	No action necessary
78-30	3825/20	4170077	12/12/03	45	Illegal conversion	No action necessary
<b>77<sup>TH</sup> ROAD</b>						
79-44	3818/6	4178291	12/2/03	45	Illegal conversion	Stop Work Order issued, violations issued for work without permits, DOB Viol.# 1202036405GL1. ECB Biol.# 34423026Y (pending)
79-80	3818/33	4164501	None	85	Failure to retain water	Received 4/15/03
<b>78<sup>TH</sup> STREET</b>						
77-34	3814/28	4091124	4/24/99	45	Illegal conversion	Violations for work without permits only, DOB Viol.# 042499C05RL03, ECB Viol.# 341899192 (No compliance)
		4147256	6/13&14/02	74	Illegal commercial use of	No access twice, LS4 posted, not inspected since

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4158750	5/29&6/10/02	74	Residential building Illegal commercial use of residential building	No access twice, LS4 posted, not inspected since
		4167841	7/10&14/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
		4177591	12/3&5/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
		4180077	None	55	Commercial vehicle parked in driveway	Received 11/22803
77-40	3814/30	4181633	12/15/03	45	Illegal conversion	No action necessary
77-46	3814/32	4147253	6/13&14/02	45	Illegal basement apartment	No access twice, LS4 posted
		4158753	3/3&4/03	45	Illegal basement apartment	No access twice, LS4 posted
		4167843	7/7&10/03	45	Illegal basement apartment	No access twice, LS4 posted
		4177593	12/3&5/03	45	Illegal basement apartment	No access twice LS4 posted, not inspected since
77-52	3814/35	4167844	7/7&10/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
		4177594	12/2&5/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
77-54	3814/36	4147254	6/13&14/02	45	Illegal conversion	No access twice, LS4 posted
		4158752	3/3&4/03	45	Illegal conversion	No access twice, LS4 posted
		4167846	7/23&29/03	45	Illegal conversion	No access twice, LS4 posted
		4177595	12/5&10/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
77-55	3815/54	4167847	7/24/03	45	Illegal conversion	Violation served for work without permits, DOB Viol.# 072403C05BK01, ECB Viol.# 34404347L (no compliance, still active)
		4177596	12/12/03	45	Illegal conversion	No action necessary
78-04	3826/7	4174037	12/12/03	09	Excessive debris	Violation served for work without permits, COB Viol.# 121203C05G01, ECB Viol.# 34413906N (cured)
<b>78<sup>TH</sup> AVENUE</b>						
58-04	3570/11	4124417	4/4/01	74	Used car lot on residential property	Violation served for illegal business in residential area, DOB Viol.# 040401Z05K02, ECB Viol.# 34281964J (affidavit accepted)
		4177675	None	74	Illegal manufacturing business operated from home	Received 10/21/03, never inspected
58-12	3570/14	4136043	11/3/01	45	Illegal basement apartment	Violation for cellar apartment, DOB Viol.# 110301C05CD01/02, EB Viol.# 34292368R (affidavit accepted), 34292369Z (dismissed)
58-15	3569/68	4102401	3/30/02	45	Illegal basement	No action necessary
58-22	3570/20	4102402	6/2&3/00	45	Illegal basement	No access twice, LS4 posted, not inspected since
60-15	3581/46	4151471	8/13/02	71	Illegal SRO	No action necessary

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-24	3582/13	4151472	10/21/02	45	Illegal basement apartment	Violation served for work without permits, DOB Viol.# 102102C05RJR01, ECB Viol.# 34336816N (dismissed)
79-62	3829/97	4165181	8/7/03	45	Illegal basement apartment	No access one time, LS4 posted, not inspected since
<b>79<sup>TH</sup> STREET</b>						
76-07	3803/122	4143567	4/5/02	45	Illegal conversion	No action necessary
78-27	3828/17	4143570	4/17/02	45	Illegal conversion	No action necessary
78-51	3828/5	4169789	12/3/03	45	Illegal conversion	No action necessary
<b>79<sup>TH</sup> AVENUE</b>						
57-11	3558/7	4176212	None	59	Defective electrical wiring	Received 10/1/03, never inspected
<b>79<sup>TH</sup> PLACE</b>						
77-21	3817/10	4174538	None	66	Plumbing work without permits	Received 9/10/03, never inspected
78-25	3829/49	4174400	None	83	Construction contrary to permit	Received 9/9/03, never inspected
<b>80<sup>TH</sup> AVENUE</b>						
60-38	3732/41	4158082	2/25/03	45	Illegal basement apartment	Violation served for work without permits, DOB Viol.# 022503C05BK01, ECB. Viol.# 34375250P (overdue compliance, still active)
		4173119	12/2/03	45	Illegal basement apartment	No action necessary
60-50	3732/48	4173118	12/15/03	45	Illegal basement apartment	Violation served for installation of 3 piece bathroom without permits, DOB Viol.# 12103C00RRG01, ECB Viol.# 34423070C, (violation not found)
60-54	3732/50	4167164	5/29/03	55	Commercial vehicle parked on residential street	Assigned to construction division
64-02	3733/20	4174976	12/13/03	05	Work without permits	No access one time, LS4 posted, not inspected since
<b>81<sup>ST</sup> STREET</b>						
78-19	3832/37	4162304	None	35	Illegal curb cut	Received 3/10/03, never inspected
78-33	3832/32	4179997	None	45	Illegal conversion in basement	Received 11/19/03, never inspected
78-39	3832/29	4172419	12/13&14/03	54	Cracked retaining wall	No access twice, LS4 posted, not inspected since
		4172418	12/13&14/03	85	Failure to retain water	No access twice, LS4 posted, not inspected since

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>81<sup>ST</sup> ROAD</b>						
88-39	3862/96	4174932	None	45	Illegal basement apartment	Received 9/16/03, never inspected
<b>81<sup>ST</sup> AVENUE</b>						
88-25	3861/54	4130148	None	59	Defective electrical wiring	Received 7/2/01, never inspected
<b>82<sup>ND</sup> STREET</b>						
78-18	3832/153	4179308	None	45	Illegal basement apartment	Received 11/12/03, never inspected
78-52	3832/67	4162303	None	35	Illegal curb cut	Received 3/10/03, never inspected
78-64	3832/73	4177067	None	45	Illegal conversion	Received 10/14/03, never inspected
<b>83<sup>RD</sup> STREET</b>						
78-03	3834/104	4159883 4176332	3/31&4/1/03 None	45 45	Illegal basement apartment Illegal basement apartment	No access twice, LS4 posted, not inspected since Received 10/02/03
78-21	3834/97	4072519	None	60	Improper electrical work	Received 11/13/03, never inspected
78-64	3833/75	4175604	None	73	Failure to maintain property	Received 9/24/03, never inspected
<b>83<sup>RD</sup> AVENUE</b>						
89-24	3865/35	4169339	1/20/04	74	Commercial truck parked in residential area	Complaint accepted by Padlock
<b>84<sup>TH</sup> STREET</b>						
78-15	3843/36	4145072	4/29/02	45	Illegal basement apartment	No action necessary
78-17	3843/35	4158643	1/28&29/03	45	Illegal basement apartment	No access twice, LS4 posted, not inspected since
<b>86<sup>TH</sup> STREET</b>						
78-01	3845/42	4174425	9/25/03	83	Construction contrary to permits	No access one time, not inspected since
<b>88<sup>TH</sup> STREET</b>						
74-07	3855/111	4173834	8/29/03	05	Work without permits	Violation for work without permits, ECB Viol.# 34411306K (no compliance, still active)
77-31	3857/194	4174210	2/19&25/04	05	Work without permits	No access twice, LS4 posted, not inspected since

## MASPETH

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>CLARAN COURT</b>						
65-14	2380/92	4178650	None	05	Work without a permit.	Received 11/4/03.
<b>ELIOT AVENUE</b>						
64-12	2766/30	4144312	4/25/02	35	Illegal curb cut.	No action. No illegal curb cub.
<b>GRAND AVENUE</b>						
59-46	2697/20	4158247 4163922	2/7/03 4/21/03	45 45	Illegal conversion. Illegal conversion.	No access twice. LS4 posted. Not inspected since. Not inspected since.
<b>MASPETH AVENUE</b>						
60-31	2705/82	4144314	4/20/02	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
60-37	2705/79	4144315	4/22/02	45	Illegal basement apartment.	Violation for work without a permit. DOB #42202C05RJR01; ECB #34311343L. Violation dismissed.
60-45	2705/74	4144316	4/22/02	45	Illegal basement apartment.	Violation for cellar occupancy and work without permit. DOB #042202Cp5RJR02/03; ECB #34311344N & 343134P – dismissed.
61-03	2711/35	4145420 4130676	5/9/02 7/22/01	45 45	Illegal conversion. Illegal conversion.	No action. No conversion. Violation 7/01 for bathroom & work without permit. Dismissed.
<b>56<sup>TH</sup> AVENUE</b>						
60-14	2703/91	4122696	12/01	45&72	Illegal conversion to SRO	No access 7/30/99, 2/13/00, 5/12/01. Not inspected since.
<b>56<sup>TH</sup> ROAD</b>						
60-30	2704/67	4147198	6/29/02	45	Illegal boarding house.	No access twice. LS4 posted. No inspection since. <b>Very long history of many complaints.</b>
61-49	2709/9	4124022	3/3/01	45	Illegal conversion throughout.	Work without permit DOB #033101C05JMO 2/3/04. ECB#342763088 – overdue compliance. 34276309R – dismissed.
<b>58<sup>TH</sup> AVENUE</b>						
59-35	2694/80	4180554 4184582	11/25/03 1/19/04	55 45	Comm. vehicles in res. area. Illegal basement apartment.	Never inspected. Never inspected.
<b>58<sup>TH</sup> ROAD</b>						
64-11	2752/24	4143150	5/2/02	45	Illegal basement apartment.	Illegal occupancy in basement and work without permit. DOB

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
64-11	Cont'd	4154406	11/4/02	45	Illegal basement apartment.	#050202C05RJR 2/03; ECB #34317998J – overdue compliance. No access twice. LS4. Never inspected since.
59-11	2740/7	415742	12/26/02	05	Work without permit	Stop orders issued/
<b>60<sup>TH</sup> STREET</b>						
59-79	2736/59	4181156	12/3/03	73	Failure to maintain.	Assigned to construction division.
<b>61<sup>ST</sup> STREET</b>						
56-02	2703/106	4122699	3/10/01	45	Illegal conversion	No access twice. LS4. Not inspected since. <b>Many complaints since 1989.</b>
57-34	2693/71	4151484	10/8/02	45	Illegal conversion.	No access twice. No inspection since. <b>Many complaints since 1989.</b>
58-55	2739/3	4145197	5/1/02	45	Illegal conversion – cellar & work without permit.	Violation for altered residence. 1 <sup>st</sup> and 2 <sup>nd</sup> floor 5/6/02 DOB050102C0512JR; ECB34317994M – overdue compliance. ECB34317995YU10L – dismissed.
<b>65<sup>TH</sup> PLACE</b>						
5-31	2381/24	412270	2/12/01	45	Illegal conversion.	No action. No conversion.
<b>69<sup>TH</sup> LANE</b>						
55-08	2501/23	4144319	4/20/02	45	Illegal conversion.	No action. No conversion.
<b>69<sup>TH</sup> PLACE</b>						
52-11	2479/16	4144287	4/20/02	45	Illegal conversion.	Violation for work without permit DOB042002C0SBK – 2/3/004. ECB 34318646K – overdue compliance. ECB 34318647 – affidavit accepted.
		4145045	5/10/02	45	Illegal conversion.	No access twice. LS 5/28/03. Not inspected since
		4167090	5/10/02	55	Illegal commercial parking.	2 trucks parked in residential area. Never inspected.
<b>FLUSHING AVENUE</b>						
61-10	2739/34	4177158	2/26/04	59	Illegal electrical work.	Violation #A21174L.
64-10	2751/24	4180384	12/10/03	10	Excessive debris falling from bldg	No action.
<b>JAY AVENUE</b>						
65-34	2379/27	4179761	No inspection	45	Illegal basement apartment.	Received 11/18/03
65-41	2380/77	4176157	9/30/03	45	Illegal conversion.	No action.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>FRESH POND ROAD</b>						
58-52	2739/158	4168145	No inspection.	85	Failure to retain water.	Received 6/12/03.
60-37	2758/9	4169057	2/25/04	31	Illegal certificate of occupancy	Administrative delete.
62-27	2770/7	4167832	9/22/03	45	Illegal conversion.	Violations for residence alter and work without permit. DOB 092203C05BK01/02, ECB 34409717M - dismissed
		4176069	2/6 & 11/04	45	Illegal basement apartment.	No access once. LS4/
<b>CLINTON AVENUE</b>						
64-15	2714/30	41795555	No inspection.	59	Illegal electrical work	Received 11/16/03.
<b>GRAND AVENUE</b>						
53-14	2611/157	4164037	No inspection.	23	Inadequate scaffolding.	Received 4/4/03.
59-81	2694/62	4176746	No inspection.	85	Failure to retain water.	Received 10/8/03
71-10	2797/21	4172204	No inspection.	85	Failure to retain water.	Received 8/8/03.
71-14	2797/24	4172205	No inspection.	85	Failure to retain water.	Received 8/8/03.
<b>METROPOLITAN AVENUE</b>						
55-19	2640/1	4179317	No inspection	05	Work without permit	Received 11/13/03.
60-01	2736/59	4168324	No inspection	31	Illegal certificate of occupancy.	Received 6/16/03.
<b>ELIOT AVENUE</b>						
60-45	2735/68	4160380	No inspection.	73	Failure to maintain.	Received 2/3/03.
<b>MAZEAU STREET</b>						
57-10	2797/130	4176385	No inspection.	29	Vacant building unsealed.	Received 10/3/03.
57-43	2809/76	4186183	No inspection	55	Illegal parking lot.	Receive 2/13/04.
<b>51<sup>ST</sup> ROAD</b>						
67-10	2421/24	4173295	2/25/04	45	Illegal conversion.	No action.
<b>52<sup>ND</sup> ROAD</b>						
67-10	2410/22	4162284	No inspection.	31	Illegal certificate of occupancy.	Received 3/10/03.
67-16	2410/123	4170756	No inspection.	31	Illegal certificate of occupancy.	Received 7/18/03.
<b>52<sup>ND</sup> AVENUE</b>						
71-11	2463/25	4160511	8/20/03	66	Illegal plumbing work	No access twice. LS4.



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
		4160515	No inspection.	05	Work without permit.	Received 2/4/03.
71-15	2463/23	4173989	12/12/03	05	Work without permit.	No access twice. LS4.
71-19	2463/127	41604411	8/19/03	66	Illegal plumbing work.	No access twice. LS4.
		4160403	No inspection.	73	Failure to maintain.	Received 2/3/03.
73-05	2485/58	4170653	No inspection.	45	Illegal conversion.	Received 7/17/03.
73-08	2486/4	4166667	No inspection	55	Comm. parking in res. area	Received 5/20/03
73-11	2485/55	4166666	No inspection.	55	Comm. parking in res. area.	Received 5/20/03.
<b>53<sup>RD</sup> DRIVE</b>						
68-04	2402/2	4178246	No inspection.	45	Illegal conversion.	Received 10/30/03.
		4178247	No inspection.	55	Pool too close to adjacent props	Received 10/30/03
69-33	2497/45	4176266	12/9/03	05	Work without permit.	No action.
<b>53<sup>RD</sup> ROAD</b>						
66-15	2406/53	4167239	No inspection.	55	Comm parking in residential area	Received 5/24/03
66-16	2403/8	4q167710	No inspection.	05	Work without permit	Received 6/6/03.
66-20	2403/11	74153157	10/29/03	45	Illegal conversion.	No access twice. LS4.
		4172215	No inspection.	73	Failure to maintain	Received 8/9/03
		4175308	No inspection	85	Failure to retain water.	Received 9/19/03.
66-24	2403/13	4167612	12/11/03	05	Work without a permit.	No access twice. No LS4 posted.
70-11	2496/51	4176301	12/11/03	05	Work without a permit.	No action.
		44175754	12/11/03	55	Illegal fence.	No action.
73-24	2491/21	4176636	No inspection.	45	Illegal basement apartment.	Received 10/7/03.
<b>53<sup>RD</sup> AVENUE</b>						
66-27	2408/41	4134439				Not in DOB files.
66-33	2408/38	4178134	No inspection	45	Illegal basement apartment.	Received 10/28/03.
73-36	2490/24	4169493	12/05 & 10/03	45	Illegal basement apartment.	No access twice.
73-42	2490/28	4181507	12/05/03	05	Electrical work without permit	DOB violation 120503C05RG01; ECB 34423052N – pending.
		415518	12/02 & 13/03	45	Illegal basement apartment.	No access twice. LS4.
		4169374	12/5 & 10/03	45	Illegal basement apartment.	No access twice. LS4 issued.
<b>54<sup>TH</sup> STREET</b>						
60-13	2635/45	4186536	2/27/04	45	Illegal conversion.	Violation issued after four no access attempts. Residence altered to illegal SRO. DOB02272004C055B01; ECB 34431184J – pending.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
60-74	2634/29	4167922	9/11/03	71	Illegal SRO	No access once. (Also known as 53-37 Metropolitan Ave.)
<b>54<sup>TH</sup> AVENUE</b>						
67-12	2399/16	4178258	12/11/03	05	Work without permit.	No action. necessary.
67-14	2399/18	4081490	2/3/00,	05	Work without permit	No access twice.
	<b>continued</b>	4178256	12/11&1203	05	Work without permit	No access twice. LS4 issued.
67-14		4182505	No inspection	05	Work without permit.	Received 12/22/03.
<b>55<sup>TH</sup> STREET</b>						
61-07	2642/10	4096485	2/3/00	05	Illegal alteration, illegal occupancy & SRO	Violation DOB020300C05MJ01/03. ECB 34236347L – dismissed. ECB 34236346J – dismissed.
		4105670	3/16/00	45	Illegal basement & second floor.	DOB 0316000C05MJ04/05. ECB 34230625P & ECB34237851P, dismissed.
		4173721	12/11/03	05	Work without permit.	Stop work order DOB 121103C05P101, ECB34417170H, dismissed.
61-12	2639/51	4173514	12/15/03	45	Illegal conversion	No action necessary.
<b>55<sup>TH</sup> DRIVE</b>						
60-14	2702/107	4129164	7/29 & 8/1/0	45	Illegal basement.	No access twice. LS4
		4131699	8/10&8/12/01	59	Defective electric wiring.	No access once.
		4135973	11/4 & 11/15/01	45	Illegal basement.	No access twice. LS4.
		4151043	10/3&10/7/02	45	Illegal basement.	No access twice. LS4.
		4162732	5/19&21/03	45	Illegal basement.	No access twice. LS4
<b>55<sup>TH</sup> AVENUE</b>						
64-03	2370/3	4112826	8/9/00	15	Inadequate fencing.	Violation DOB0809WC05M01, ECB 34259113–overdue compliance
		4171396	No inspection.	73	Failure to maintain.	Received 7/28/03.
64-18	2366/17	4102905	1/22/00	45	Illegal conversion.	Violation illegal conversion in cellar & attic. DOB 2200C05MJ01/02, ECB 34226398M & 34226397M – dismissed.
		4157182	1/08/03	45	Illegal conversion.	No access twice. LS4.
		4164308	5/5/03	71	Illegal SRO	Violation for work without permit DOB 050503C05RJR01, ECB 34396405N & 03C05RJ401 – dismissed.
		4174362	No inspection.	45	Illegal basement & attic apartment	Received 9/9/03.
<b>56<sup>TH</sup> STREET</b>						
60-59	2643/16	4174152	9/25/03	09	Excessive debris.	No action necessary.
		4173872	12/4/03	05	Work without permit.	No action necessary.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>56<sup>TH</sup> AVENUE</b>						
59-60		4125900	5/7/01	73	Failure to maintain & telecommunication equipment	Violation ECB 34287773Y, DOB 050701AC05K02 – affidavit accepted.
		4125785	5/15/01	05	Work without permit.	DOB stop order & 10-day letter of revocation posted. DOB violation #051581AC0501K.
59-60	<b>continued</b>	4160388	No inspection.	36	Illegal carport.	Received 2/3/03
		4164789	No inspection.	36	Illegal carport.	Received 4/21/03
60-07	2702/147	4171894	9/25/03	05	Work without permit (deck)	No access once.
		4166548	No inspection.	73	Failure to maintain – debris.	No access once.
60-32	2703/99	4161105	4/28/03	45	Illegal conversation.	No action necessary.
60-36	2703/102	4151608	8/16/02	05	Work without permit	Violation DOB 081602C0SHK01, ECB 34337129X – overdue compliance.
		4160148	2/25&26/03	85	Failure to retain water.	No access twice. LS4.
		4164496	No inspection.	85	Failure to retain water.	Received 4/15/03
61-35	2708/57	4176770	No inspection.	45	Illegal basement apartment.	Received 10/8/03
<b>56<sup>TH</sup> ROAD</b>						
60-18	2704/60	4098500	5/7/00	72	Illegal SRO	Violation for illegal occupancy & work without permit. DOB 050700C05MJ11/12; ECB 34241776X – affidavit accepted. ECB 34241777H – dismissed.
		4171836	No inspection.	36	Illegal carport.	Received 8/4/03.
61-03	2709/34	4173742	1/6/04	45	Illegal basement	Violation for work without permit. DOB 010604C05BK01; ECB 34422078L – pending.
<b>57<sup>th</sup> STREET</b>						
58-77	2622/125	4010592	No inspection.	57	Illegal installation of boiler.	Received 4/27/90.
<b>57<sup>TH</sup> DRIVE</b>						
59-19	2693/113	4150540	8/21/02	05	Work without permit.	Violation DOB 082102C05HK02, ECB 34337133Z – dismissed.
		4163933	4/21&23/03	45	Illegal conversion.	No access twice. LS4 posted.
		4163308	10/10/03	05	Work without permit.	No access once.
70-19	2798/155	4167764	No inspection.	15	Inadequate fencing. constr. site	Received 6/8/03
<b>57<sup>TH</sup> ROAD</b>						
70-13	2797/158	4169699	11/21/03	45	Illegal conversion of garage to	Violation for work without permit DOB 112103C0-5BK, ECB

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
70-13	Cont'd	4181556	12/12&16/03	45	apartment. Illegal conversion.	34417695K – pending. No access twice. LS4 posted.
76-20	2816/71	4159566 4160122 4157938 4158355	7/15/03 No inspection. 2/7&2/10/03 3/12&13/03	73 66 45 66	Failure to maintain Illegal plumbing – space heaters Illegal garage apartment. Illegal plumbing.	Inspector unable to locate address. No permit necessary 1/29/03 No access twice. LS4. No permit necessary.
<b>58<sup>TH</sup> STREET</b>						
57-19	2672/67	4148815	No inspection.	56	Boiler installed without permit	Received 6/25/02
57-61	2676/31	4166676	No inspection.	55	Stored car parts on property	Received 5/21/03.
<b>58<sup>TH</sup> ROAD</b>						
59-56	2698/39	4179675 4189128	No inspection. No inspection.	15 04	Illegal construction – working after hours	Received 11/17/03 Received 3/20/04
68-10	2778/12/	4167237	No inspection.	55	Comm. vehicle parked in res area	Received 5/29/03
<b>59<sup>TH</sup> STREET</b>						
57-33	2693/5	4157742 4179205	1/24/03 No inspection.	73 05	Failure to maintain – fire damage Work without permit.	Violation DO 022403C02B01, ECB 34375284N –dismissed. Received 11/12/03
58-45	2698/1	4179147	No inspection.	05	Work without permits	Received 11/11/03
59-65	2649/114	4176255	12/12/03	15	Illegal fence	No action – civil matter.
<b>59<sup>TH</sup> AVENUE</b>						
60-72	2740/14	4176836	12/13/03	05	work without permit	No action.
<b>59<sup>TH</sup> DRIVE</b>						
60-13	2729/65	4179645	No inspection	09	Excessive debris	Received 11/17/03
60-64	2731/50	4157995 4165054	2/24/03 No inspection.	45 36	Illegal basement apartment. Illegal construction on driveway.	Violation for work without permit. DOB 022403C05RJR04, EDB 342752714, affidavit accepted. Received 4/24/03
69-20	2830/4	4175576	12/22/03	83	Construction contrary to approved plans	No action.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>59<sup>TH</sup> ROAD</b>						
59-12	2654/38	4159026	1/11/03	55	Comm. truck parked in res. area.	No truck in driveway. Follow up inspection scheduled but not done.
<b>60<sup>th</sup> STREET</b>						
59-79	2730/4	4172817	12/11 & 14/03	54	Cracked retaining wall	No access twice. LS4 on first inspection.
<b>60<sup>TH</sup> AVENUE</b>						
62-48	2757/30	4167752	No inspection	35	Illegal curb cut.	Received 6/6/03
69-26	2836/7	4155169	12&13/02	45	Illegal basement apartment.	No access twice. LS4.
		4173807	12/23&30/03	45	Illegal basement apartment.	No access twice. LS4.
<b>60<sup>TH</sup> DRIVE</b>						
62-14	2762/13	4092936	No inspection.	60	Illegal conversion – electrical work without permit	Received 6/7/99 – never inspected.
<b>60<sup>TH</sup> LANE</b>						
60-79	2745/12	4155792	No inspection.	55	Zoning problem.	Received 10/23/02.
<b>60<sup>TH</sup> ROAD</b>						
60-17	2732/70	4162854	5/19/03	45	Illegal conversion throughout.	No access twice. LS4.
		4162931	5/19/03	55	Comm. trucks parked in res area.	Received 3/17/03
<b>63<sup>RD</sup> STREET</b>						
53-34	2372/165	4178454	No inspection	15	No permit for shed.	Received 11/1/03.
		4166675	No inspection.	36	Illegal driveway.	Received 5/21/03.
<b>64<sup>TH</sup> STREET</b>						
56-10	2709/70	4158735	2/5/03	29	Vacant building open& unguarded	Violation DOB 020503C05B01, ECB 343762968 – no compliance.
		4175408	No inspection	29	Vacant building open& unguarded	Received 9/21/03.
		4184987	No inspection.		Vacant building open& unguarded	Received 1/25/04.
56-62	2711/78	4176136	10/1/03	83	Demolition without permit	No access once.
56-68	2711/78	4180097	No inspection.	83	Demolition without permit.	Received 11/20/03
57-46	2749/46	4188866	No inspection.	45	Illegal basement apartment.	Received 3/16/04
		4188867	No inspection.	15	Illegal fence.	Received 3/16/04.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
57-46	Cont'd	4188867 4182896	2/4 & 9/03 No inspection.	45 15	Illegal basement apartment. Illegal fence.	No access twice. LS4. Received 12/26/03.
<b>65<sup>TH</sup> PLACE</b>						
53-05	2381/40	4159588 4164619	4/14/03 No inspection.	53 53	Illegal plumbing and exhaust system As above	Violation for improper exhaust. DOB 041403C05M01, ECB 343879424 – no compliance Received 4/17/03
54-50	2370/57	4174838	12/13/03	05	Work without permit	No action.
<b>66<sup>TH</sup> STREET</b>						
52-57	2408/4	4171398	No inspection.	31	Illegal certificate of occupancy	Received 7/28/03.
<b>68<sup>TH</sup> STREET</b>						
54-11	2398/24	4176477	12/9/03	05	Work without permit.	Violation DOB 20903C05S4D, ECB 344136474 – affidavit accepted
<b>69<sup>TH</sup> STREET</b>						
51-09	2456/28	417799 4177999	No inspection No inspection.	45 74	Illegal basement apartment Illegal business in basement.	Received 10/27/03 Received 10/27/03
51-26	2423/28	4113/42 4171697	8/12/00 12/1/03	45 45	Illegal basement apartment Illegal basement apartment.	Violation for illegal alteration, fence more than 6 feet high DOB 081200C04MJ0; ECB 34258476P & 34258477P – dismissed. Violation DOB 120103C0JMS02/03; ECB 34408019N, 34408024 – no compliance.
52-34	2410/43	4164234	9/25/05	85	Failure to maintain -water damage	Assigned to plumbing division.
52-46	2410/51	4170370	No inspection	45	Illegal conversion throughout	Received 7/14/03
52-67	2480/6	4163533	No inspection.	55	Truck parked in residential area	Received 3/25/05
53-79	2498/7	4176571	No inspection	54	Cracked retaining wall	Received 10/6/03.
55-25	2500/17	4176/54	No inspection.	35	Illegal curb cut.	Received 9/30/03.
56-18	2395/34	4167784	12/2/03	49	Illegal sign/awning.	No action necessary.
59-30	2779/33	4177718	No inspection.	45	Illegal basement apartment.	Received 10/21/03/
59-68	2779/68	4160746	No inspection.	35	Illegal curb cut.	Received 2/10/03.
<b>69<sup>TH</sup> LANE</b>						
54-18	2501/60	4161856	No inspection.	35	Illegal curb cut.	Received 3/03/03.
57-12	2792/12	4172240	No inspection.	36	Illegal driveway.	Received 8/11/03
59-48	2831/31/	4171753 4178659	No inspection. No inspection	55 55	Illegally parked comm.trucks Illegally parked comm. trucks	Received 8/3/03 Received 11/05/03

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>70<sup>TH</sup> STREET</b>						
52-47	2481/18	4174177	9/22/03	58	Defective boiler.	No access once. LS4.
		4170637	9/25/03	05	Work without permit.	No access once.
		4186091	2/19/04	45	Illegal conversion throughout.	No access once. LS4.
		4187178	No inspection	85	Failure to retain water, drainage.	Received 2/26/04.
		4189626	No inspection.	31	Illegal certificate of occupancy	Received 3/26/04
52-70	2480/40	4159780	No inspection	36	Illegal driveway	Received 1/23/03
53-07	2496/7	4120353	No inspection.	59	Electrical work without permit	Received 12/27/00. Stop work order filed by construction division.
53-35	2505/18	4152009	9/6/02	05	Illegal apartment basement & attic; work without permit	No access twice, LS4
		4189147	No inspection	45	Illegal basement apartment.	Received 3/21/04.
		4152017	No inspection.	59	Electrical work without permit.	Received 8/20/02.
53-55	2505/6	4176888	No inspection.	45	Illegal basement apartment.	Received 10/10/03.
59-16	2832/13	4179063	No inspection.	45	Illegal basement apartment.	Received 11/10/03.
62-57	2456/52	4179899	No inspection.	45	Illegal basement apartment.	Received 11/19/03.
<b>72<sup>ND</sup> STREET</b>						
51-61	2483/137	4166108	5/29/03	05	Work without permit	Violation for 3 piece bath & kitchen in basement. DOB 052903C05MQ, ECB 34396480N – pending.
		4174773	2/3/04	45	Illegal basement.	No access once. LS4.
60-01	2843/1	4171115	12/22&24/03	45	Illegal basement apartment	No access twice. LS4
<b>72<sup>ND</sup> PLACE</b>						
52-46	2483/83	4174882	2/27/04	45	Illegal conversion.	No action taken.

## MASPETH

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>CLARAN COURT</b>						
65-14	2380/92	4178650	None	05	Work without a permit.	Received 11/4/03.
<b>ELIOT AVENUE</b>						
64-12	2766/30	4144312	4/25/02	35	Illegal curb cut.	No action. No illegal curb cut.
<b>GRAND AVENUE</b>						
59-46	2697/20	4158247 4163922	2/7/03 4/21/03	45 45	Illegal conversion. Illegal conversion.	No access twice. LS4 posted. Not inspected since. Not inspected since.
<b>MASPETH AVENUE</b>						
60-31	2705/82	4144314	4/20/02	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
60-37	2705/79	4144315	4/22/02	45	Illegal basement apartment.	Violation for work without a permit. DOB #42202C05RJR01; ECB #34311343L. Violation dismissed.
60-45	2705/74	4144316	4/22/02	45	Illegal basement apartment.	Violation for cellar occupancy and work without permit. DOB #042202Cp5RJR02/03; ECB #34311344N & 343134P – dismissed.
61-03	2711/35	4145420 4130676	5/9/02 7/22/01	45 45	Illegal conversion. Illegal conversion.	No action. No conversion. Violation 7/01 for bathroom & work without permit. Dismissed.
<b>56<sup>TH</sup> AVENUE</b>						
60-14	2703/91	4122696	12/01	45&72	Illegal conversion to SRO	No access 7/30/99, 2/13/00, 5/12/01. Not inspected since.
<b>56<sup>TH</sup> ROAD</b>						
60-30	2704/67	4147198	6/29/02	45	Illegal boarding house.	No access twice. LS4 posted. No inspection since. <b>Very long history of many complaints.</b>
61-49	2709/9	4124022	3/3/01	45	Illegal conversion throughout.	Work without permit DOB #033101C05JMO 2/3/04. ECB#342763088 – overdue compliance. 34276309R – dismissed.
<b>58<sup>TH</sup> AVENUE</b>						
59-35	2694/80	4180554 4184582	11/25/03 1/19/04	55 45	Comm. vehicles in res. area. Illegal basement apartment.	Never inspected. Never inspected.
<b>58<sup>TH</sup> ROAD</b>						
64-11	2752/24	4143150	5/2/02	45	Illegal basement apartment.	Illegal occupancy in basement and work without permit. DOB



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
64-11	<b>Cont'd</b>	4154406	11/4/02	45	Illegal basement apartment.	#050202C05RJR 2/03; ECB #34317998J – overdue compliance. No access twice. LS4. Never inspected since.
59-11	2740/7	415742	12/26/02	05	Work without permit	Stop orders issued/
<b>60<sup>TH</sup> STREET</b>						
59-79	2736/59	4181156	12/3/03	73	Failure to maintain.	Assigned to construction division.
<b>61<sup>ST</sup> STREET</b>						
56-02	2703/106	4122699	3/10/01	45	Illegal conversion	No access twice. LS4. Not inspected since. <b>Many complaints since 1989.</b>
57-34	2693/71	4151484	10/8/02	45	Illegal conversion.	No access twice. No inspection since. <b>Many complaints since 1989.</b>
58-55	2739/3	4145197	5/1/02	45	Illegal conversion – cellar & work without permit.	Violation for altered residence. 1 <sup>st</sup> and 2 <sup>nd</sup> floor 5/6/02 DOB050102C0512JR; ECB34317994M –overdue compliance. ECB34317995YU10L – dismissed.
<b>65<sup>TH</sup> PLACE</b>						
5-31	2381/24	412270	2/12/01	45	Illegal conversion.	No action. No conversion.
<b>69<sup>TH</sup> LANE</b>						
55-08	2501/23	4144319	4/20/02	45	Illegal conversion.	No action. No conversion.
<b>69<sup>TH</sup> PLACE</b>						
52-11	2479/16	4144287	4/20/02	45	Illegal conversion.	Violation for work without permit DOB042002C0SBK – 2/3/004. ECB 34318646K – overdue compliance. ECB 34318647 – affidavit accepted.
		4145045	5/10/02	45	Illegal conversion.	No access twice. LS 5/28/03. Not inspected since
		4167090	5/10/02	55	Illegal commercial parking.	2 trucks parked in residential area. Never inspected.
<b>FLUSHING AVENUE</b>						
61-10	2739/34	4177158	2/26/04	59	Illegal electrical work.	Violation #A211741.
64-10	2751/24	4180384	12/10/03	10	Excessive debris falling from bldg	No action.
<b>JAY AVENUE</b>						
65-34	2379/27	4179761	No inspection	45	Illegal basement apartment.	Received 11/18/03
65-41	2380/77	4176157	9/30/03	45	Illegal conversion.	No action.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>FRESH POND ROAD</b>						
58-52	2739/158	4168145	No inspection.	85	Failure to retain water.	Received 6/12/03.
60-37	2758/9	4169057	2/25/04	31	Illegal certificate of occupancy	Administrative delete.
62-27	2770/7	4167832	9/22/03	45	Illegal conversion.	Violations for residence alter and work without permit. DOB 092203C05BK01/02, ECB 34409717M - dismissed
		4176069	2/6 & 11/04	45	Illegal basement apartment.	No access once. LS4/
<b>CLINTON AVENUE</b>						
64-15	2714/30	41795555	No inspection.	59	Illegal electrical work	Received 11/16/03.
<b>GRAND AVENUE</b>						
53-14	2611/157	4164037	No inspection.	23	Inadequate scaffolding.	Received 4/4/03.
59-81	2694/62	4176746	No inspection.	85	Failure to retain water.	Received 10/8/03
71-10	2797/21	4172204	No inspection.	85	Failure to retain water.	Received 8/8/03.
71-14	2797/24	4172205	No inspection.	85	Failure to retain water.	Received 8/8/03.
<b>METROPOLITAN AVENUE</b>						
55-19	2640/1	4179317	No inspection	05	Work without permit	Received 11/13/03.
60-01	2736/59	4168324	No inspection	31	Illegal certificate of occupancy.	Received 6/16/03.
<b>ELIOT AVENUE</b>						
60-45	2735/68	4160380	No inspection.	73	Failure to maintain.	Received 2/3/03.
<b>MAZEAU STREET</b>						
57-10	2797/130	4176385	No inspection.	29	Vacant building unsealed.	Received 10/3/03.
57-43	2809/76	4186183	No inspection	55	Illegal parking lot.	Receive 2/13/04.
<b>51<sup>ST</sup> ROAD</b>						
67-10	2421/24	4173295	2/25/04	45	Illegal conversion.	No action.
<b>52<sup>ND</sup> ROAD</b>						
67-10	2410/22	4162284	No inspection.	31	Illegal certificate of occupancy.	Received 3/10/03.
67-16	2410/123	4170756	No inspection.	31	Illegal certificate of occupancy.	Received 7/18/03.
<b>52<sup>ND</sup> AVENUE</b>						
71-11	2463/25	4160511	8/20/03	66	Illegal plumbing work	No access twice. LS4.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
		4160515	No inspection.	05	Work without permit.	Received 2/4/03.
71-15	2463/23	4173989	12/12/03	05	Work without permit.	No access twice. LS4.
71-19	2463/127	41604411	8/19/03	66	Illegal plumbing work.	No access twice. LS4.
		4160403	No inspection.	73	Failure to maintain.	Received 2/3/03.
73-05	2485/58	4170653	No inspection.	45	Illegal conversion.	Received 7/17/03.
73-08	2486/4	4166667	No inspection	55	Comm. parking in res. area	Received 5/20/03
73-11	2485/55	4166666	No inspection.	55	Comm. parking in res. area.	Received 5/20/03.
<b>53<sup>RD</sup> DRIVE</b>						
68-04	2402/2	4178246	No inspection.	45	Illegal conversion.	Received 10/30/03.
		4178247	No inspection.	55	Pool too close to adjacent props	Received 10/30/03
69-33	2497/45	4176266	12/9/03	05	Work without permit.	No action.
<b>53<sup>RD</sup> ROAD</b>						
66-15	2406/53	4167239	No inspection.	55	Comm parking in residential area	Received 5/24/03
66-16	2403/8	4q167710	No inspection.	05	Work without permit	Received 6/6/03.
66-20	2403/11	74153157	10/29/03	45	Illegal conversion.	No access twice. LS4.
		4172215	No inspection.	73	Failure to maintain	Received 8/9/03
		4175308	No inspection	85	Failure to retain water.	Received 9/19/03.
66-24	2403/13	4167612	12/11/03	05	Work without a permit.	No access twice. No LS4 posted.
70-11	2496/51	4176301	12/11/03	05	Work without a permit.	No action.
		44175754	12/11/03	55	Illegal fence.	No action.
73-24	2491/21	4176636	No inspection.	45	Illegal basement apartment.	Received 10/7/03.
<b>53<sup>RD</sup> AVENUE</b>						
66-27	2408/41	4134439				Not in DOB files.
66-33	2408/38	4178134	No inspection	45	Illegal basement apartment.	Received 10/28/03.
73-36	2490/24	4169493	12/05 & 10/03	45	Illegal basement apartment.	No access twice.
73-42	2490/28	4181507	12/05/03	05	Electrical work without permit	DOB violation 120503C05RG01; ECB 34423052N – pending.
		415518	12/02 & 13/03	45	Illegal basement apartment.	No access twice. LS4.
		4169374	12/5 & 10/03	45	Illegal basement apartment.	No access twice. LS4 issued.
<b>54<sup>TH</sup> STREET</b>						
60-13	2635/45	4186536	2/27/04	45	Illegal conversion.	Violation issued after four no access attempts. Residence altered to illegal SRO. DOB02272004C055B01; ECB 34431184J – pending.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
60-74	2634/29	4167922	9/11/03	71	Illegal SRO	No access once. (Also known as 53-37 Metropolitan Ave.)
<b>54<sup>TH</sup> AVENUE</b>						
67-12	2399/16	4178258	12/11/03	05	Work without permit.	No action. necessary.
67-14	2399/18	4081490	2/3/00,	05	Work without permit	No access twice.
	<b>continued</b>	4178256	12/11&1203	05	Work without permit	No access twice. LS4 issued.
67-14		4182505	No inspection	05	Work without permit.	Received 12/22/03.
<b>55<sup>TH</sup> STREET</b>						
61-07	2642/10	4096485	2/3/00	05	Illegal alteration, illegal occupancy & SRO	Violation DOB020300C05MJ01/03. ECB 34236347L – dismissed. ECB 34236346J – dismissed.
		4105670	3/16/00	45	Illegal basement & second floor.	DOB 0316000C05MJ04/05. ECB 34230625P & ECB34237851P, dismissed.
		4173721	12/11/03	05	Work without permit.	Stop work order DOB 121103C05P101, ECB34417170H, dismissed.
61-12	2639/51	4173514	12/15/03	45	Illegal conversion	No action necessary.
<b>55<sup>TH</sup> DRIVE</b>						
60-14	2702/107	4129164	7/29 & 8/1/0	45	Illegal basement.	No access twice. LS4
		4131699	8/10&8/12/01	59	Defective electric wiring.	No access once.
		4135973	11/4 & 11/15/01	45	Illegal basement.	No access twice. LS4.
		4151043	10/3&10/7/02	45	Illegal basement.	No access twice. LS4.
		4162732	5/19&21/03	45	Illegal basement.	No access twice. LS4
<b>55<sup>TH</sup> AVENUE</b>						
64-03	2370/3	4112826	8/9/00	15	Inadequate fencing.	Violation DOB0809WC05M01, ECB 34259113–overdue compliance
		4171396	No inspection.	73	Failure to maintain.	Received 7/28/03.
64-18	2366/17	4102905	1/22/00	45	Illegal conversion.	Violation illegal conversion in cellar & attic. DOB 2200C05MJ01/02, ECB 34226398M & 34226397M – dismissed.
		4157182	1/08/03	45	Illegal conversion.	No access twice. LS4.
		4164308	5/5/03	71	Illegal SRO	Violation for work without permit DOB 050503C05RJR01, ECB 34396405N & 03C05RJ401 – dismissed.
		4174362	No inspection.	45	Illegal basement & attic apartment	Received 9/9/03.
<b>56<sup>TH</sup> STREET</b>						
60-59	2643/16	4174152	9/25/03	09	Excessive debris.	No action necessary.
		4173872	12/4/03	05	Work without permit.	No action necessary.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>56<sup>TH</sup> AVENUE</b>						
59-60		4125900	5/7/01	73	Failure to maintain & telecommunication equipment	Violation ECB 34287773Y, DOB 050701AC05K02 – affidavit accepted.
		4125785	5/15/01	05	Work without permit.	DOB stop order & 10-day letter of revocation posted. DOB violation #051581AC0501K.
59-60	<b>continued</b>	4160388	No inspection.	36	Illegal carport.	Received 2/3/03
		4164789	No inspection.	36	Illegal carport.	Received 4/21/03
60-07	2702/147	4171894	9/25/03	05	Work without permit (deck)	No access once.
		4166548	No inspection.	73	Failure to maintain – debris.	No access once.
60-32	2703/99	4161105	4/28/03	45	Illegal conversation.	No action necessary.
60-36	2703/102	4151608	8/16/02	05	Work without permit	Violation DOB 081602C0SHK01, ECB 34337129X – overdue compliance.
		4160148	2/25&26/03	85	Failure to retain water.	No access twice. LS4.
		4164496	No inspection.	85	Failure to retain water.	Received 4/15/03
61-35	2708/57	4176770	No inspection.	45	Illegal basement apartment.	Received 10/8/03
<b>56<sup>TH</sup> ROAD</b>						
60-18	2704/60	4098500	5/7/00	72	Illegal SRO	Violation for illegal occupancy & work without permit. DOB 050700C05MJ11/12; ECB 34241776X – affidavit accepted. ECB 34241777H – dismissed.
		4171836	No inspection.	36	Illegal carport.	Received 8/4/03.
61-03	2709/34	4173742	1/6/04	45	Illegal basement	Violation for work without permit. DOB 010604C05BK01; ECB 34422078L – pending.
<b>57<sup>TH</sup> STREET</b>						
58-77	2622/125	4010592	No inspection.	57	Illegal installation of boiler.	Received 4/27/90.
<b>57<sup>TH</sup> DRIVE</b>						
59-19	2693/113	4150540	8/21/02	05	Work without permit.	Violation DOB 082102C05HK02, ECB 34337133Z – dismissed.
		4163933	4/21&23/03	45	Illegal conversion.	No access twice. LS4 posted.
		4163308	10/10/03	05	Work without permit.	No access once.
70-19	2798/155	4167764	No inspection.	15	Inadequate fencing. constr. site	Received 6/8/03
<b>57<sup>TH</sup> ROAD</b>						
70-13	2797/158	4169699	11/21/03	45	Illegal conversion of garage to	Violation for work without permit DOB 112103C0-5BK, ECB

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
70-13	<b>Cont'd</b>	4181556	12/12&16/03	45	apartment. Illegal conversion.	34417695K – pending. No access twice. LS4 posted.
76-20	2816/71	4159566 4160122 4157938 4158355	7/15/03 No inspection. 2/7&2/10/03 3/12&13/03	73 66 45 66	Failure to maintain Illegal plumbing – space heaters Illegal garage apartment. Illegal plumbing.	Inspector unable to locate address. No permit necessary 1/29/03 No access twice. LS4. No permit necessary.
<b>58<sup>TH</sup> STREET</b>						
57-19	2672/67	4148815	No inspection.	56	Boiler installed without permit	Received 6/25/02
57-61	2676/31	4166676	No inspection.	55	Stored car parts on property	Received 5/21/03.
<b>58<sup>TH</sup> ROAD</b>						
59-56	2698/39	4179675 4189128	No inspection. No inspection.	15 04	Illegal construction – working after hours	Received 11/17/03 Received 3/20/04
68-10	2778/12/	4167237	No inspection.	55	Comm. vehicle parked in res area	Received 5/29/03
<b>59<sup>TH</sup> STREET</b>						
57-33	2693/5	4157742 4179205	1/24/03 No inspection.	73 05	Failure to maintain – fire damage Work without permit.	Violation DO 022403C02B01; ECB 34375284N. –dismissed. Received 11/12/03
58-45	2698/1	4179147	No inspection.	05	Work without permits	Received 11/11/03
59-65	2649/114	4176255	12/12/03	15	Illegal fence	No action – civil matter.
<b>59<sup>TH</sup> AVENUE</b>						
60-72	2740/14	4176836	12/13/03	05	work without permit	No action.
<b>59<sup>TH</sup> DRIVE</b>						
60-13	2729/65	4179645	No inspection	09	Excessive debris	Received 11/17/03
60-64	2731/50	4157995 4165054	2/24/03 No inspection.	45 36	Illegal basement apartment. Illegal construction on driveway.	Violation for work without permit. DOB 022403C05RJR04, EDB 342752714, affidavit accepted. Received 4/24/03
69-20	2830/4	4175576	12/22/03	83	Construction contrary to approved plans	No action.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>59<sup>TH</sup> ROAD</b>						
59-12	2654/38	4159026	1/11/03	55	Comm. truck parked in res. area.	No truck in driveway. Follow up inspection scheduled but not done.
<b>60<sup>th</sup> STREET</b>						
59-79	2730/4	4172817	12/11 & 14/03	54	Cracked retaining wall	No access twice. LS4 on first inspection.
<b>60<sup>TH</sup> AVENUE</b>						
62-48	2757/30	4167752	No inspection	35	Illegal curb cut.	Received 6/6/03
69-26	2836/7	4155169	12&13/02	45	Illegal basement apartment.	No access twice. LS4.
		4173807	12/23&30/03	45	Illegal basement apartment.	No access twice. LS4.
<b>60<sup>TH</sup> DRIVE</b>						
62-14	2762/13	4092936	No inspection.	60	Illegal conversion – electrical work without permit	Received 6/7/99 – never inspected.
<b>60<sup>TH</sup> LANE</b>						
60-79	2745/12	4155792	No inspection.	55	Zoning problem.	Received 10/23/02.
<b>60<sup>TH</sup> ROAD</b>						
60-17	2732/70	4162854	5/19/03	45	Illegal conversion throughout.	No access twice. LS4.
		4162931	5/19/03	55	Comm. trucks parked in res area.	Received 3/17/03
<b>63<sup>RD</sup> STREET</b>						
53-34	2372/165	4178454	No inspection	15	No permit for shed.	Received 11/1/03.
		4166675	No inspection.	36	Illegal driveway.	Received 5/21/03.
<b>64<sup>TH</sup> STREET</b>						
56-10	2709/70	4158735	2/5/03	29	Vacant building open& unguarded	Violation DOB 020503C05B01, ECB 343762968 – no compliance.
		4175408	No inspection	29	Vacant building open& unguarded	Received 9/21/03.
		4184987	No inspection.		Vacant building open& unguarded	Received 1/25/04.
56-62	2711/78	4176136	10/1/03	83	Demolition without permit	No access once.
56-68	2711/78	4180097	No inspection.	83	Demolition without permit.	Received 11/20/03
57-46	2749/46	4188866	No inspection.	45	Illegal basement apartment.	Received 3/16/04
		4188867	No inspection.	15	Illegal fence.	Received 3/16/04.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
57-46	Cont'd	4188867	2/4 & 9/03	45	Illegal basement apartment.	No access twice. LS4.
		4182896	No inspection.	15	Illegal fence.	Received 12/26/03.
<b>65<sup>TH</sup> PLACE</b>						
53-05	2381/40	4159588	4/14/03	53	Illegal plumbing and exhaust system	Violation for improper exhaust. DOB 041403C05M01, ECB 343879424 – no compliance
		4164619	No inspection.	53	As above	Received 4/17/03
54-50	2370/57	4174838	12/13/03	05	Work without permit	No action.
<b>66<sup>TH</sup> STREET</b>						
52-57	2408/4	4171398	No inspection.	31	Illegal certificate of occupancy	Received 7/28/03.
<b>68<sup>TH</sup> STREET</b>						
54-11	2398/24	4176477	12/9/03	05	Work without permit.	Violation DOB 20903C05S4D, ECB 344136474 – affidavit accepted
<b>69<sup>TH</sup> STREET</b>						
51-09	2456/28	417799	No inspection	45	Illegal basement apartment	Received 10/27/03
		4177999	No inspection.	74	Illegal business in basement.	Received 10/27/03
51-26	2423/28	4113/42	8/12/00	45	Illegal basement apartment	Violation for illegal alteration, fence more than 6 feet high DOB 081200C04MJ0; ECB 34258476P & 34258477P – dismissed.
		4171697	12/1/03	45	Illegal basement apartment.	Violation DOB 120103C0JMS02/03; ECB 34408019N, 34408024 – no compliance.
52-34	2410/43	4164234	9/25/05	85	Failure to maintain -water damage	Assigned to plumbing division.
52-46	2410/51	4170370	No inspection	45	Illegal conversion throughout	Received 7/14/03
52-67	2480/6	4163533	No inspection.	55	Truck parked in residential area	Received 3/25/05
53-79	2498/7	4176571	No inspection	54	Cracked retaining wall	Received 10/6/03.
55-25	2500/17	4176/54	No inspection.	35	Illegal curb cut.	Received 9/30/03.
56-18	2395/34	4167784	12/2/03	49	Illegal sign/awning.	No action necessary.
59-30	2779/33	4177718	No inspection.	45	Illegal basement apartment.	Received 10/21/03/
59-68	2779/68	4160746	No inspection.	35	Illegal curb cut.	Received 2/10/03.
<b>69<sup>TH</sup> LANE</b>						
54-18	2501/60	4161856	No inspection.	35	Illegal curb cut.	Received 3/03/03.
57-12	2792/12	4172240	No inspection.	36	Illegal driveway.	Received 8/11/03
59-48	2831/31/	4171753	No inspection.	55	Illegally parked comm.trucks	Received 8/3/03
		4178659	No inspection	55	Illegally parked comm. trucks	Received 11/05/03



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>70<sup>TH</sup> STREET</b>						
52-47	2481/18	4174177	9/22/03	58	Defective boiler.	No access once. LS4.
		4170637	9/25/03	05	Work without permit.	No access once.
		4186091	2/19/04	45	Illegal conversion throughout.	No access once. LS4.
		4187178	No inspection	85	Failure to retain water, drainage.	Received 2/26/04.
		4189626	No inspection.	31	Illegal certificate of occupancy	Received 3/26/04
52-70	2480/40	4159780	No inspection	36	Illegal driveway	Received 1/23/03
53-07	2496/7	4120353	No inspection.	59	Electrical work without permit	Received 12/27/00. Stop work order filed by construction division.
53-35	2505/18	4152009	9/6/02	05	Illegal apartment basement & attic; work without permit	No access twice, LS4
		4189147	No inspection	45	Illegal basement apartment.	Received 3/21/04.
		4152017	No inspection.	59	Electrical work without permit.	Received 8/20/02.
53-55	2505/6	4176888	No inspection.	45	Illegal basement apartment.	Received 10/10/03.
59-16	2832/13	4179063	No inspection.	45	Illegal basement apartment.	Received 11/10/03.
62-57	2456/52	4179899	No inspection.	45	Illegal basement apartment.	Received 11/19/03.
<b>72<sup>ND</sup> STREET</b>						
51-61	2483/137	4166108	5/29/03	05	Work without permit	Violation for 3 piece bath & kitchen in basement. DOB 052903C05MQ, ECB 34396480N – pending.
		4174773	2/3/04	45	Illegal basement.	No access once. LS4.
60-01	2843/1	4171115	12/22&24/03	45	Illegal basement apartment	No access twice. LS4
<b>72<sup>ND</sup> PLACE</b>						
52-46	2483/83	4174882	2/27/04	45	Illegal conversion.	No action taken.

## MIDDLE VILLAGE

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>METROPOLITAN AVENUE</b>						
69-16	3667/17	4154407	none	35	Illegal curb cut	never inspected
63-56	2981/34	4160047	4/14/03 4/15/03	45	Illegal conversion	No access No access LS4 post ed – not inspected since
64-04	3030/92	4151486	10/8/02 10/9/02	45	Illegal basement conversion	No access No access – LS 4 posted
64-10	3030/94	4151487	10/29/02	45	Illegal basement apartment	Violation for occupancy in cellar and work without permit. DOB #1029020CSRJR – 01-02; ECB 34375359Z affidavit accepted. 3437536 OK – affidavit accepted
66-31	3056/50	4168194	never inspected	55	Car stored in yard for over 1 year	Received 6/13/03 – never inspected.
61-28	2764/28	4153984	11/4/02	45	Illegal conversion.	No conversion. No action necessary.
60-01	2736/59	4181156 4168324	12/3/03 never inspected Never inspected	73 31 31	Failure to maintain. Expired C of O #401314966 Expired C of O 401314092	Assigned to construction division. Received 6/16/03 – never inspected Received 6/16/03 – never inspected
75-13	3066/23	4164189	Never inspected	55	Illegal parking of comm. trucks	Received 4/8/03 – never inspected. Received violation for same reason in March 2001 and October 2000.
75-15	3066/22	4164192	Never inspected	55	Illegal parking of comm.. trucks.	Received 4/8/03. Same owner as above & below. Never inspected.
75-17	3066/21	4164191	Never inspected	55	Illegal truck parking.	Received 4/8/03 – never inspected.
75-39	none	4170946	Never inspected.	35	Illegal cub cut.	Received 7/22/03 – never inspected.
<b>PENELOPE AVENUE</b>						
71-06	3029/166	4155482	10/30/02	59	Illegal electrical wires.	No access. Never inspected since.
75-01	2984/50	4178960 4179765	Never inspected Never inspected.	45 05	Illegal basement apartment. No permit for renovation.	Received 11/17/03 – never inspected. Received 11/18/03 – never inspected.
80-21	2991/38	4160396	Never inspected.	55	Illegal fence	Received 2/3/03 – never inspected.
83-10	3011/6	4169446	1/6/04 1/8/04	45 45	Illegal basement apartment. Illegal basement apartment.	No access. No access. LS4 posted. Not inspected since.
83-27	2996/48	4168680	Never inspected.	35	Illegal curb cut. None there	Received 6/1/03 – never inspected.
84-35	3000/4	4179741 4152735	Never inspected. 11/13/02	04 45	After hours construction Apartment in garage.	Received 11/17/03 – never inspected. – Rec'd violation work without permit. Affidavit. accepte. ECB#34375506J – DOB #111302CO5RJK

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>ADMIRAL AVENUE</b>						
64-20	3608/61	4075479	12/5/03	61	Unlicensed electric work.	No action. No violation found.
64-58	3608/83	4178801	Never inspected.	05	Gazebo in front without permit.	Received 11/6/03. Never inspected.
65-46	3608/187	4171050	Never inspected	66	Plumbing work without permit.	Received 1/23/03 – never inspected.
<b>DANA COURT</b>						
84-37	2999/38	4166846	never inspected	35	Not enough curb cut.	Received 5/22/03 – never inspected.
84-53	2999/28	4183440	1/13/04	49	No permit for sign & awning.	Inspected but will review. Will re-inspect.
<b>DRY HARBOR ROAD</b>						
64063	3017/27	4159387	Never inspected.	52	No sprinkler system.	Received 1/14/03 – never inspected.
<b>JUNIPER BOULEVARD SOUTH</b>						
69-62	2978/10	4158952	Never inspected.	73	Failure to maintain front entrance.	Received 1/7/03 – never inspected.
		4159322	Never inspected.	85	Failure to maintain drainpipe.	Received 1/14/03 – never inspected.
<b>FURMANVILLE AVENUE</b>						
75-33	3001/35	4173655	12/13/03	05	Work without permit	Violations issued. ECB#34423234Z. DOB #121303C05MOT No compliance.
75-50	3036/72	4173558	12/2/03	45	Illegal garage conversion.	No conversion, no action.
<b>CALDWELL AVENUE</b>						
76-11	2824/34	4177515	never inspected.	45	Illegal conversion at side of garage.	Received 10/20/03. Never inspected.
74-03	2821/58	4170574	Never inspected.	49	Illegal sign/awning.	Received 7/16/03. Never inspected/
<b>WOODHAVEN BOULEVARD</b>						
62-03	NONE	4176383	Never inspected.	45	Illegal conversion.	Received 10/3/03. Never inspected.
63-88	3014/26	4169029	Never inspected.	49	Illegal sign.	Received 6/24/03 – never inspected.
69-32	3176/29	4174446	Never inspected.	45	Illegal conversions throughout.	Received 9/10/03 – never inspected.
70-10	3176/23	4179254	Never inspected.	45	Illegal deli in garage area.	Received 11/12/03 – never inspected.
<b>ELIOT AVENUE</b>						
61-44	2763/15	4150613	Never inspected.	73	Illegal porch girder obstructs sight.	Received 7/30/02 – never inspected.
63-11	2762/93	4144136	4/15/02	85	Failure to retain water.	Referred to Plumbing Division.
64-21	2762/78	4175532	11/5/03	54	Failure to maintain retaining wall.	DOB #110503C05NB02; ECB#3417417K. Affidavit accepted.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
69-08	2922/6	4010341	Never inspected.	54	Illegal boiler.	Received 4/13/90.
82-80	2941/71	4179766	Never inspected.	05	Work w/o permit. Illegal conversn	Received 11/18/03.
85-01	2888/64	4167297	Never inspected.	55	Extension into city line.	Received 5/30/03.
<b>60<sup>TH</sup> AVENUE</b>						
82-03	2912/33	4172210	Never inspected.	55	Pickup truck perked in res. area.	Received 8/8/03 – active..
83-01	2911/31	4162443	3/12/03	21	Open lot – no fencing.	Assigned to construction division – still open
83-04	2914/1	4174532	12/22/03	85	Inadequate fence.	Fence has been removed. No action.
<b>60<sup>TH</sup> DRIVE</b>						
84-25	2900/35	4179289	Never inspected.	45	Illegal conversion from 2 to 3 fam.	Received 11/12/03.
84-31	2900/31/	4179288	Never inspected.	45	Illegal conversion from 2 to 5 fam.	Received 11/12/03
84-33	2900/30	4140623	3/12 & 13/03	45	Illegal basement apartment.	No access twice. LS4 issued – never inspected.
		4170383	Never inspected.	31	Illegal certificate of occupancy.	Received 7/14/03
<b>61<sup>ST</sup> DRIVE</b>						
67-15	2785/49	4179569	Never inspected.	04	Work after hours.	Received 11/17/03.
		4179736	Never inspected.	04	Work after hours	Received 11/17/03.
<b>61<sup>ST</sup> ROAD</b>						
68-14	2786/65	4173583	Never inspected.	45	Illegal conversion in garage.	Received 8/25/03
82-46	2942/152	4162594	Never inspected.	49	Illegal sign.	Received 3/13/03
		4168415	Never inspected.	49	Illegal sign.	Received 6/16/03.
82-82	2942/71	4162377	Never inspected.	55.	Commercial vans parked on residential street.	Received 3/11/03
<b>63<sup>RD</sup> AVENUE</b>						
83-42	2996/8	4167508	7/15 & 24/03	58	Defective boiler.	No access twice. No LS4 posted.
		4179213	Never inspected	45	Illegal conversion	Received 11/12/03
84-44	2998/14	4167827	Never inspected	85	Inadequate fence.	Received 6/9/03
<b>64<sup>TH</sup> STREET</b>						
68-12	3626/39	4144928	4/30/02	45	Illegal basement apartment.	Violation for cellar work without permit. DB#043002COSRJR03 ECB#34317988X. No compliance
68-15	3627/20	4144929	4/30/02	45	Illegal conversion.	No action. No conversion.
68-22	3626/44	4144930	5/8/02	45	Illegal conversion.	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
68-29	3627/14	4144931 4178970	5/8 & 5/9/02 nond	45 45	Illegal conversion. Illegal basement apartment.	No access twice. LSS. Not inspected since. /received 11/7/03 – never inspected.
68-32	3626/49	4144952	5/15/02	45	Illegal conversion.	No action necessary. No conversion.
69-17	3632/54	4144953	5/31/02	45	Illegal conversion.	Violation for cellar work without permit. DOB #053102C05RJR01. ECB #34318273R. Violation dismissed.
69-23	3632/52	4144954	5/23/02	45	Illegal conversion.	Violation for work without permit. DOB#052302C05RJR01. ECB#34318258Z. Violation dismissed.
69-29	3632/49	4144955	5/24/02	45	Illegal conversion.	No conversion. No action.
69-33	3632/47	414956	5/10/02	45	Illegal conversion.	No conversion. No action.
69-41	3632/45	4144957	5/14 & 5/15/02	45	Illegal conversion.	No access twice. LS4. No inspection since.
69-46	3631/30	4144958	5/14 & 5/15/02	45	Illegal conversion.	No access twice. LS4. No inspection. since.
69-51	3631/39	4133392	9/9/01	45	Illegal conversion.	Violation for illegal occupancy in basement. DOB #09091C05CD01/02 and ECB#343002683R – overdue compliance & ECB #34302683R – violation not found..
		4144959	5/10 & 5/11/02	45	Illegal conversion.	No access twice. LS4. Not inspected since. .
69-58	3631/36	4144960	5/31/02	45	Illegal conversion.	No conversion. No action.
69-60	3631/37	4144961	5/14/02	45	Illegal conversion.	No conversion. No action.
<b>65<sup>TH</sup> STREET</b>						
61-07	2767/27	4169626	9/25 & 9/26/03	05	Work without a permit.	Shed on roof used as pigeon coop. No access once. Not inspected again 61-21
61-21	2767/18	4173476 362367	12/11/03 12.14 ^ 15.93	09 83	Excessive construction debris. Construction contrary to plans.	No action. No access twice. LS4. Not inspected since.
62-71	2773/01	4166031 4184829 4184828 4186576 4187484	Never inspected. Never inspected. Never inspected Never inspected Never inspected	59 09 45 45 45	Defective electrical wiring. Dumpster with excessive debris Illegal basement & garage apts. Illegal basement & garage apts. Illegal garage & basement apts.	Received 5/12/03 Received 1/21/04 Received 1/21/04 Received 2/19/04 Received 3/1/04
<b>65<sup>TH</sup> LANE</b>						
64-14	3603/33	4177928	12/13/03	05	Building garage without permit	No action. No garage.
64-33	3604/20	4176711	12/13/03	05	Work without permit	Violation for work without permit and apartment in garage. DOB #121303C05MQ 1/02; 34423231N; 34423232P; no compliance. Pending

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>66<sup>TH</sup> DRIVE</b>						
71-12	3055/52	4172662 4176614	9/10/03 Never inspected	59 55	Illegal trucks parked. Commercial trucks parked in residential area.	Needs inspection; Received 10/6/03
71-26	3055/59	4150236	Never inspected	55	Cars with commercial plates parked in residential area	Received 7/23/02
71-37	3053/96	4175216	2/3/04	45	Illegal basement apartment	Violation for wall erected in basement without permit. DOB#0203004CC566 (01/02); ECB34430909N pending:
77-11	3064/33	4157552	Never inspected.	35	Illegal curb cut.	Received 2/2/02
<b>66<sup>TH</sup> ROAD</b>						
77-55	3063/59	4178252	Never inspected	45	Illegal basement apartment	Received 10/30/03
78-02	3068/54	4179250 4179249	Never inspected Never inspected	05 45	Work without permit Illegal construction in basement	Received 11/12/03 Received 11/12/03
<b>67<sup>TH</sup> DRIVE</b>						
75-15	3774/56	41581468S	Never inspected	85	Improper drainage; failure to retain water	Received 12/17/02
<b>68<sup>TH</sup> AVENUE</b>						
78-02	3779/6	4182804	Never inspected	45	Illegal basement apartment	No access. LS4. House for sale.
79-28	3783/18	4176006	Never inspected	45	Illegal first floor apartment	Received 9/29/03
<b>68<sup>TH</sup> ROAD</b>						
78-34	3796/23	4143593	5/2/02	45	Illegal conversion of basement	Violation for work without permit in cellar. DOB #050202C05RJR01; ECB 343179974. Violation dismissed.
78-35	3779/35	4145070	4/30/02	45	Illegal conversion.	No action; no conversion.
78-36	3796/24	4133904 4177434 4177435 4177436	9/8/01 12/12/03 12/12 & 13/03 2/26 & 3/03/04	45 05 45 59	Illegal conversion of basement. Work without permit. Illegal conversion. Illegal electric wiring first floor.	Violation for illegal occupancy. DOB 090801C05CD (01/02) ECB34302676P, overdue compliance. ECB34302677R -. dismissed. No access twice. LS4. No access twice. LS4. No access twice. LS4. Not inspected since.
<b>69<sup>TH</sup> STREET</b>						
62-33	2952/6	4170277	Never inspected.	55	Illegal comm. truck in res. area.	Received 7/13/03

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
<b>69<sup>TH</sup> ROAD</b>						
79-20	3801/16	4172624	12/3/03	45	Illegal basement apartment.	No access twice. LS4.
79-23	3800/76	404179651	Never inspected	04	After hours renovation	Received 11/17/03
79-27	3800/74	4172068	Never inspected.	05	Comm. trucks parked in res. area	Received 8/6/03
<b>69<sup>TH</sup> PLACE</b>						
61-31	2925/69	4172816	1/20/04	45	Illegal conversion	No action. No conversion.
73-31	3707/10	4176412	10/3/03	21	No safety net or guard rail on construction	Compliance assigned to construction division. Still active.
<b>69<sup>TH</sup> AVENUE</b>						
78-18	3797/12	4173576	12/9/03	83	Construction contrary to permit.	No action. Permit okay.
<b>69<sup>TH</sup> LANE</b>						
61-42	2925/27	4166620	Never inspected	36	Illegal driveway.	Received 5/20/03.
61-45	2926/62	4166619	Never inspected.	36	Illegal driveway.	Received 5/20/03.
61-47	2926/61	4166617	Never inspected.	36	Illegal driveway.	Received 5/20/03.
62-11	2955/73	4175310	Never inspected	45	Illegal conversion.	Received 9/19/03.
		4177997	2/3&2/6/04	45	Illegal basement apartment.	No access once. LS4
<b>70<sup>TH</sup> STREET</b>						
62-57	2956/52	4179899	Not inspected.	45	Basement apartment.	Received 11/9/03.
64-15	3028/98	4173071	12/2/03	45	Illegal conversion.	No action.
<b>71<sup>ST</sup> STREET</b>						
61-34	2927/24	4179540	Not inspected.	45	Illegal conversion.	Received 11/15/03.
63-29	2980/171	4176931	12/13/03	05	Work without permit.	No action.
66-31	3053/24	4177844	12/13/03	83	Construction contrary to plans.	Received 10/25/03
<b>73<sup>RD</sup> PLACE</b>						
67-41	3771/4	4172801	12/5 & 12/10/03	45	illegal conversion	No access twice. LS4.
<b>74<sup>TH</sup> STREET</b>						
60-47	2844/63	4174674	12/13&12/14/04	05	Work in garage without permit.	No access twice. owner will make appointment.
60-52	2843/30	4173942	No inspection.	45	Illegal basement apartment.	Received 9/2/03.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
60-53	2844/60	4173943	3/12/04	45	Illegal basement apartment.	No action. No apartment.
63-43	2983/60	4176878	No inspection.	09	Excessive debris.	Received 10/10/03.
66-31	3059/25	4154408	No inspection.	35	Illegal curb cut.	Received 10/1/02. Never inspected.
66-35	3059/24	4154409	No inspection.	35	Illegal curb cut.	Received 10/1/02. Never inspected.
66-39	3059/22	4154410	No inspection.	35	Illegal curb cut.	Received 10/1/02. Never inspected.
66-48	3058/50	4150703	3/12/03	04	Work after hours.	No action. No construction work being done.
66-62	3058/56	4154411	No inspection.	35	Illegal curb cut.	Received 10/1/02. Never inspected.
69-57	3793/127	4176905	No inspection.	45	Illegal basement apartment.	Received 10/10/03.
<b>75<sup>TH</sup> STREET</b>						
58-21	2822/58	4172948	3/10/04	74	Illegal commercial truck parking.	Complaint accepted by Padlock.
58-34	2821/41	4176109	2/3/04	45	Illegal basement apartment.	No access once. LS4.
60-43	2845/93	4168590	11/20/03	45	Illegal basement apartment.	No action. No apartment.
60-45	2845/92	4179375	No inspection.	05	Work without permit.	Received 11/13/03.
61-25	2931/31	4156747	1/3/3	45	Garage work without permit.	Violation for work without permit DOB #010303C05RJR01; ECB #34376470L. Illegal basement violation dismissed. LS4 for house.
		4158834	1/13 & 14/03	45	Illegal conversion.	No access twice. LS4 posted.
64-16	3034/13	4179545	No inspection.	09	Excessive debris.	Received 11/15/03.
64-27	3035/47	4176263	1/26/04	45	Illegal conversion in garage.	No access twice. LS4 posted.
69-59	3793/85	4172812	No inspection.	45	Illegal basement apartment.	Received 8/16/03.
69-64	3793/88	4169945	7/22/03	05	Work without permit.	No access once.
<b>76<sup>TH</sup> STREET</b>						
60-08	2845/33	4122979	3/25/01	45	Illegal basement	No access twice. LS4 posted. Not inspected.
		4141340	3/5&6/02	45	Illegal basement.	No access. Not inspected.
61-26	2932/18	4173520	12/12&16/03	45	Illegal basement apartment.	No access twice. LS4.
68-24	3788/92	4172093	12/01/03	45	Illegal conversion.	No action. No conversion.
<b>77<sup>TH</sup> STREET</b>						
61-65	2934/60	4184358	2/19/04	05	work without permit.	No action. No work.
63-54	2986/23	4174016	2/3/04	45	Illegal basement apartment.	No access once. LS4.
63-61	2987/49	4173516	12/22/03	45	Illegal conversion.	No action. No conversion.
<b>77<sup>TH</sup> PLACE</b>						
58-29	2825/82	4179225	No inspection.	45	Illegal conversion.	Received 11/12/03/



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
60-12	2847/28	4178609	No inspection.	04	After hours work.	Received 11/03/03.
60-37	2848/49	4175059	2/3/04	45	Illegal conversion.	No access once. LS4.
62-08	2963/14	4180408	No inspection.	05	Work without permit.	Received 11/24/03.
63-69	2988/48	4181714	12/23/03	45	Illegal conversion.	Violation for work without permit. DOB #122303C05BK07/08; ECB# 34421913L & 34421914N – both pending.
65-23	3039/49i	4143597	4/23/02	45	Illegal basement apartment.	No conversion. No action.
<b>78<sup>TH</sup> STREET</b>						
57-38	2815/66	4177941	No inspection.	45	Illegal basement apartment.	Received 10/03.
57-59	2817/160	4168514	No inspection	85	Failure to retain water.	Received 6/17/03.
58-54	2825/30	4187580	3/1/04	45	Illegal basement.	No access.
		4184871	3/8/04	45	Illegal basement.	No access. No LS4 posted.
60-36	2848/38	4175060	2/3/4	45	Illegal conversion.	No access once. LS4 posted.
61-15	2936/87	4176113	12/13/03	05	Work without permit.	No action. No construction.
61-26	2935/18	4171711	12/12&16/03	45	Illegal basement apartment.	No access twice. LS4 posted.
63-32	2988/35	4170561	No inspection	31	Illegal certificate of occupancy	Received 7/16/03.
65-02	3039/2	4168967	No inspection.	55	Comm.van parked in res. area	Received 6/23/03
67-63	3778/3	4174576	No inspection.	45	Illegal basement apartment.	Received 9/11/03.
68-04	3789/59	4175498	11/17/03	05	Work without permit.	No access twice. ^S4 posted.
68-27	3796/7	4168695	11/17/03	66	Illegal plumbing work.	Received 6/18/03.
69-05	3797/11	4174348	12/12/03	83	Construction work contrary to plan	No access twice. LS4 posted.
<b>79<sup>TH</sup> STREET</b>						
64-01	3005/5	4177907	11/25/03	05	Work without permit.	No action. Has permit.
		4177909	11/25/03	09	Excessive debris.	No action.. No debris.
66-55	3069/8	4172188	No inspection.	35	Illegal curb cut.	Received 8/8/03.
66-59	3069/6	4174143	No inspection.	45	Illegal conversion, 2 <sup>nd</sup> floor.	Received 9/5/3.
67-45	3781/1	4179094	No inspection	05	No permit.	Received 11/10/03.
		4181718	No inspection.	05	No permit.	Received 12/10/03
68-07	3783/7	4173515	12/15/03	45	Illegal construction in basement.	No action. No conversion.
<b>79<sup>TH</sup> PLACE</b>						
65-18	3041/52	4177828	12/9/03	05	work without permit.	No action. No construction.
65-31	3042/57	4168409	No inspection.	49	Illegal sign.	Received 6/16/03.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status & Action Taken
78-25	3829/49	4174400	No inspection.	83	Construction contrary to permit.	Received 9/9/03.
<b>80<sup>TH</sup> STREET</b>						
58-08	2827/9	4142071	4/12/02	45	Illegal basement apartment.	Violation for garage work without permit. No access to basement. DOB #041202C05RJR03; ECB #34318675J. Affidavit accepted.
		4155073	5/3/02	45	Illegal conversion..	Violation for work without permit in basement. DOB #050302A5RTJRD3; ECB #34318153M – dismissed.
64-75	3005/32	4171155	12/14 & 16/03	05	Work without permit.	No access twice for each complaint. LS4s posted each time.
		4176170	12/22&23/03	05	Work without permit.	
		4171233	9/4&5/03	31	Illegal C of O for 3 <sup>rd</sup> floor	
		4177613	12/16/03	31	Illegal C of O for 3 <sup>rd</sup> floor.	
		4175586	12/22&23/03	45	Illegal basement apartment.	
		4177614	12/22&23/03	45	Illegal basement apartment.	
65-12	3042/7	4174193	12/11/03	05	Work without permit.	No action. No construction.
65-16	3042/8	4173342	12/11/03	05	Work without permit	No action. No construction.
		4174194	12/11/03	05	Work without permit.	No action. No construction.
<b>81<sup>ST</sup> STREET</b>						
61-03	2939/80	4171274	No inspection.	55	Illegally parked van.	Received 7/27/03
61-30	2938/24	4170602	No inspection	73	Failure to maintain– abandoned car	Received 7/16/03.
<b>82<sup>ND</sup> STREET</b>						
61-11	2940/78	4164396	6/12/03	05	work without permit.	No access once. LS4 posted.
61-29	2940/69	4171818	No inspection	85	Failure to retain water.	Received 8/4/03.
<b>82<sup>ND</sup> PLACE</b>						
62-15	2970/70	4175222	12/12/03	54	Cracked retaining wall.	Wall repaired.
<b>83<sup>RD</sup> STREET</b>						
58-25	2911/37	4174147	12/03/04	45	Illegal conversion basement & 1 <sup>st</sup> floor.	No access once. LS4 posted.
63-39	2995/62	4164595	No inspection.	85	Failure to retain water.	Received 4/17/03.
64-21	3011/58	4172137	12/03/03	45	Illegal basement.	No access twice. LS4 posted.
		4188864	No inspection.	45	Illegal conversion.	Received 3/16/04.
64-31	3011/52	4175469	No inspection.	05	Work without permit	Received 9/20/03.



## RIDGEWOOD

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>71<sup>ST</sup> AVENUE</b>						
60-05	3517/53	4109705	6/9/00	45	Illegal conversion.	No action. No conversion.
60-09	3517/51	4105543	10/28/00	45	Illegal conversion.	Violation for work without permit DOB 102800C05MJ03, ECB 342636446
		4122682	3/25/01	45	Illegal basement apartment.	No access twice. LS4. Not inspected since.
60-11	3517/50	4109704	6/17/00	45	Illegal cellar apartment	Violation for work without permit DOB 061700C051MJ08, ECB 34239031Z
60-12	3518/6	4154381	10/31/02	45	Illegal conversion.	No action. No conversion.
60-23	3517/44	4109586	6/22/00	48	Illegal basement apartment.	Violation for occupancy without permit DOB 062200C05MJ (1/02/03), ECB 34239035X, 342390364
		4115127	10/3/00	45	Illegal basement apartment.	Violation for basement occupancy, DOB 101300C05CP02/03, ECB 34260244Z, 34200245K.
60-29	3517/41	4102399	4/22/00	45	Illegal conversion.	Violation for work without permit DOB 042200C05MJ02, ECB 34240176H.
60-33	3517/39	4086051	5/4/99	45	Illegal basement apartment.	Violation for basement occupancy DOB 051499C05BK04/05, ECB 34208708J, 34208709L
		4122684	6/15/00	45	Illegal basement apartment.	No action. No conversion.
60-35	3517/38	4154382	11/14/02	45	Illegal basement apartment.	No action. No conversion.
60-42	3518/21	4154383	12/3/02	45	Illegal basement apartment.	No action. No conversion.
60-50	3518/25	4165387	12/1/03	05	Work without permit	No access twice. LS4.
		4169499	12/12&16/03	45	Illegal conversion.	No access twice. LS4.
		4181160	3/19&20/04	45	Illegal basement apartment.	No access once.
60-59	3537/45	4144298	4/22/02	45	Illegal conversion.	No action. No conversion.
		4144299	4/22/02	71	SRO.	No action. No conversion.
60-88	3538/17	4154384	11/21/02	45	Illegal conversion.	No action. No conversion.
<b>70<sup>TH</sup> AVENUE</b>						
58-23	3475/26	4175298	2/4/04	45	Illegal conversion.	Violation for illegal basement apartment. DOB 020404C05CR08/19, ECB 34430938M & 34430937K, pending.
59-05	3507/1	4180163	1/16&20/04	45	Illegal conversion.	No access twice. LS4.
		4176482	10/8/03	71	Illegal SRO	No access to 1 <sup>st</sup> floor apartment. Violation for failure to maintain

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
59-05	continued					building. Hazardous condition. DOB 10080305SJC01, ECB 34410284Y
59-15	3507/41	4174709	3/8&12/04	45	Illegal basement apartment.	Denied access four times in 2002 and 4 times in 2003.
59-17	3507/40	4175708	2/6/04	45	Illegal basement apartment.	No access once. LS4.
59-21	3507/38	4144293	5/16/03	45	Illegal conversion	No action. No conversion. Violations received in '98, '99 & '00 for basement occupancy & work without permit.
59-23	3507/37	4178829 404178829	3/8/04 2/4/04	45 45	Illegal basement apartment. Illegal conversion.	No action necessary.60-01 No access once. LS4. Not inspected since.
59-27	3507/35	414295	5/24/02	45	Illegal conversion.	No action. No conversion. Violation in 1998 for basement apartment
59-29	3507/34	4144296	5/8/02	45	Illegal conversion.	Violation for work without permit in basement.
59-31	3507/33	4102381	4/26/00	45	Illegal conversion.	No action. No conversion. Violation in 1998 for basement occupancy
59-33	3507/32	414297	5/2/02	45	Illegal basement apartment	ECB violation 34318000L, DOB 050202C & 05RJ04 for basement occupancy while house being repaired.
59-35	3507/31	4185817	Not inspected yet	45	Illegal conversion	Entered 2/9/04.
59-37	3507/30	4102385	6/8/00	45	Illegal conversion.	No action. No conversion.
59-39	3507/69	4102386 4109997	6/10/00 7/20/00	45 66	Illegal conversion. Illegal plumbing work.	No action. No conversion. No access twice. Not inspected since.
60-01	3516/52	4165800	8/21&22/03	45	Illegal 2 <sup>nd</sup> floor conversion.	No action necessary.
60-03	3516/51	4154647	12/23/02	45	Illegal conversion.	No action. No conversion.
60-14	3517/8	4102387	5/7/10	45	Illegal basement	Violation illegal occupancy in basement & work without permit DOB 050700C05c, P08109/10; ECB 34237480P & 34237481R
60-14	continued	4108268	5/14/02	48	Illegal SRO in basement.	Violation for work without permit DOB 0514000050P01
60-16	3517/9	4102388	4/9/00	45	Illegal conversion.	No action. No conversion.
60-19	3516/43	4102389 4145815	6/8/00 7/8/02	45 45	Illegal conversion. Illegal conversion.	No action. No conversion. No action. No conversion.
60-26	3517/14	4160142	1/30/03	31	Illegal certificate of occupancy.	Complaint assigned to construction division.
60-38	3517/20	4160143 4102392 4160143	1/3/03 5/27/00 1/30/03	31 45 31	Illegal certificate of occupancy Illegal basement apartment. Illegal certificate of occupancy	Complaint assigned to construction division. Violation work in basement without permit. DOB 052700C05MJ04/05/06, ECB 34241798R, 34241799Z. Assigned to construction division. Not inspected since.
60-47	3516/29	4102394	6/03/00	45	Illegal basement apartment.	Violation for illegal occupancy and work without permit DOB

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-47		Continued				060300C05MJ10/01/03, ECB 34230181N & 34230180L.
<b>69<sup>TH</sup> AVENUE</b>						
58-11	3474/43	41220679	2/28/01	45	Illegal conversion.	No action. No conversion.
58-15	3474/41	4122680	2/28/01	45	Illegal basement conversion.	Violation for occupancy in basement, DOB 022801C05BK01/02, ECB 342757372, 342757385.
58-22	Not valid					
58-26	3475/6	4124124	4/6/01	45	Illegal conversion.	No action. No conversion.
58-38	3475/12	4190635	None	45	Illegal conversion	Received 4/7/04
59-04	3507/8	4141339	3/6/02	45	Illegal conversion.	No action.
		4140667	3/6/02	05	Work without permit.	No action.
59-13	3506/34	4143625	4/16/02	45	Illegal basement apartment.	No access twice. LS4. Not inspected since.
59-16	3507/14	4181711	12/23/03	45	Illegal conversion.	No action necessary.
59-19	3506/31	4178496	11/17/03	59	Illegal electrical wiring.	Violation. DOB #A212572.
		4178495	11/04/04	45	Illegal Conversion.	No action. No conversion.
		4180738	1/14/04	45	Illegal conversion.	No action. No conversion.
59-25	3506/28	4105546	10/21/00	45	Illegal Conversion	Violation for basement occupancy DOB 102100C05MJ04, ECB 34263636L. Violations in 9/98 & 8/99 for same thing.
59-26	3507/19	4144278	4/26/02	45	Illegal conversion	Violation for work without permit DOB 042902C05RJR01, ECB 3971798SK.
		4170921	8/7/03	45	Illegal conversion.	Violation for bathroom in basement, DOB 201561.
59-27	3506/25	4121153	2/16/01	45	Illegal conversion.	No action. No conversion. Violations in 9/98 and 7/99 for cellar occupancy.
59-28	3507/20	418387	2/25/04	45	Illegal conversion.	No action necessary.
59-29	3506/26	414279	5/16/02	45	Illegal conversion.	No action. No conversion.
59-32	3507/22	4176130	None	45	Illegal conversion.	Received 9/30/03.
59-34	3507/23	4144280	5/10/02	45	Illegal conversion.	No action. No conversion.
59-36	3507/24	4176308	None	45	Illegal conversion.	Received 10/02/03.
59-37	3506/22	4173960	12/12/03	45	Illegal conversion.	Violation for work without permit. Complete reinspection needed. LS4 posted. Not inspected since. DOB 120203C05M501, ECB 34408021J.
59-38	3507/25	4144781	4/25/02	45	Illegal conversion – basement.	Violation for work without permit & cellar residence DOB 042502C05RJK04/05, ECB 34317981N – no compliance. ECB 34317982P – dismissed.
		4143628	9/30&10/3/02	45	Illegal basement apartment.	No access twice. LS4

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
59-38	continued	4176404	12/12&13/03	05	Work without permit	No access twice. LS4.
		4182318	12/22/03	05	Work without permit.	No access once. LS4 posted.
		4182707	None	05	Work without permit.	Received 12/23/03.
60-07	3515/49	4161697	5/12/03	45	Illegal basement conversion.	Violation for basement residence & work without permit. DOB 051203C05RJR4/05, ECB 34396577J & ECB 34396578L
60-10	3516/5	4145712	5/13/02	45	Illegal conversion.	No action. No conversion.
60-24	3516/12	4145075	4/29/02	45	Illegal conversion.	No action. No conversion.
60-27	3515/39	4143631	4/9/02	45	Illegal conversion.	No action. No conversion.
60-38	3516/19	4184085	2/20/04	05	Work without permit.	Stop order violation. Access denied. DOB 022004C051H.
		4176151	None.	55	Illegal driveway & curb cut.	Received 9/30/03.
60-44	3516/22	4168631	3/8/04	29	Open and unguarded fire damaged building	No access once.
		4180388	3/19/04	45	Illegal conversion.	No access once.
60-57	3535/54	4181709	1/5/04	45	Illegal conversion.	No action necessary.
60-66	3536/7	4155196	9/17/02	45	Illegal conversion.	No action. No conversion. Violations for 1998 & 1999 for cellar occupancy and 2000 for work without permit.
60-88	3536/18	4171097	12/1/03	45	Illegal conversion.	No action necessary.
<b>68<sup>TH</sup> ROAD</b>						
60-15	3513/57	4172488	2/4/04	45	Illegal conversion.	No action necessary.
60-25	3513/52	4144277	4/22/02	45	Illegal conversion.	Violation for basement occupancy and work without permit. DOB 042202C05\$JR04/05, ECB 34311346K and 34311347Z.
60-33	3513/47	4176309	None	45	Illegal conversion.	Received 10/2/03.
60-41	3513/43	4177670	None	45	Illegal conversion.	
<b>68<sup>th</sup> AVENUE</b>						
59-14	3504/18				No complaints listed.	
59-13	3503/54	4122655	2/28/01	45	Illegal conversion.	No action. No conversion.
59-20	3504/21	4118905	2/8/01	45	Illegal conversion.	No action. No conversion.
59-22	3504/22	4118906	2/17&21/01	45	Illegal conversion.	No access twice. Two LS4s posted.
		4122656	3/17&19/01	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since
59-23	3503/48	4118908	2/24/01	45	Illegal conversion.	No action. No conversion.
59-24	3504/23	4118909	3/9/01	45	Illegal conversion.	No action. No conversion.
59-26	3504/24	4127076	5/19/01	45	Illegal conversion.	Violation rec room in basement DOB 051901C05LW0S, ECB 34283305P.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-07	3512/1	4102375	4/8/00	45	Illegal conversion.	No action.
60-32	3513/30	4175448	None	45	Illegal conversion.	Received 9/22/03, not inspected yet. Received violation in 10/02 for work without permit in basement.
60-40	3513/34	4175828	None	45	Illegal conversion.	Received 9/26/03.
60-44	3513/36	4174506	9/10/03	45	Illegal conversion.	No action necessary.
60-47	3512/43	4145076	4/26/02	45	Illegal conversion.	No action.
60-51	3532/51	4155282	12/11/02	45	Illegal basement.	No access twice. LS4 posted twice. No inspected since.
60-53	3532/50	4155283	12/18/02	45	Illegal conversion.	No action.
60-54	3533/2	4155284	12/11/02	45	Illegal basement apartment.	No access twice. LS4s posted twice. Not inspected since.
60-55	3532/49	4151470	10/1&7/02	45	Illegal basement apartment.	No access twice. LS4 posted twice.
		4155285	12/23&26/02	45	Illegal basement apartment.	No access twice. LS4 posted twice.
60-58	3533/4	4185699	None	45	Illegal basement apartment.	Received 2/6/04. Not inspected yet. Received violation fl2/12/02 for work without permit in basement
60-60	3533/5	4175201	None	45	Illegal conversion.	Received 9/18/03.
60-62	3533/6	4175710	None	45	Illegal conversion.	Received 9/25/03/
60-68	3533/9	4155288	12/13/02	45	Illegal conversion.	Violation for work without permit DOB 121302C05RJR01/02, ECB 34375787P & 34375788R.
60-72	3533/11	4175549	3/8&12/04	45	Illegal basement apartment.	No access twice. LS4 posted.
60-75	3532/39	4177671	None	45	Illegal basement apartment.	Received 10/21/03.
60-81	3532/36	4177672	None	45	Illegal basement apartment.	Received 10/21/03.
60-86	3533/18	4177668	None	45	Illegal basement apartment.	Received 10/21/03
		4187977	None		Illegal basement apartment.	Received 3/8/04.
60-87	3532/33	4177674	None	45	Illegal basement apartment.	Received 10/21/03.
<b>67<sup>TH</sup> AVENUE</b>						
60-01	3510/34	4122627	3/11/01	45	Illegal conversion.	No conversion. No action.
60-06	Not valid	address				
60-48	3512/39	4182671	2/13/04	45	Illegal conversion.	No action necessary.
60-49	3531/70	4167990	6/23/03	45	Illegal conversion.	No conversion. No action.
60-51	3531/69	4121214	2/21/01	59	Defective wiring.	DOB violation A176466.
60-52	3532/1	4154363	12/7&10/02	31	Illegal Certificate of Occupancy.	No access twice. LS4 posted. Not inspected since.
		4156559	11/18&19/02	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
60-54	3532/2	4122628	3/18&20/01	45	Illegal basement apartment.	No access twice. LS4 posted.
		4172489	12/22&24/03	45	Illegal basement apartment.	No access twice. LS4. Not inspected since.



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-54	Cont'd	4154364	11/14&15/02	45	Illegal conversion.	No access twice. LS4 posted.
60-55	3531/67	4154365	12/10/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
50-56	3532/3	4154366	11/22/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since. Violation for illegal occupancy in basement 12/98, 7/99 and work without permit violation 3/23/01
60-57	3531/66	4158863	3/31/03	45	Illegal conversion.	No conversion. No action.
60-60	3532/5	4176016	4/1/04	74	Illegal commercial business in basement	Complaint accepted by padlock.
60-61	3531/64	4160737	4/21/03	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since. Denied access on 3/17/01 and 11/27/02.
60-62	3532/6	4158709	2/24&25/03	45	Illegal conversion.	No access twice. LS4. Not inspected since. Denied access 12/02.
60-64	3532/7	4176132	None	45	Illegal basement.	Received 9/30/03. Not inspected yet.
60-66	3532/8	4163477	6/16&18/03	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
60-69	3531/60	4163662	6/16&18/03	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
60-70	3532/10	4118902	2/24&2/26/01	45	Illegal basement apartment.	No access twice. LS4 posted.
		4154369	12/12/2&1/31/3	45	Illegal basement apartment.	No access twice. LS4 posted.
		4173401	None	45	Illegal basement apartment.	Received 8/22/03
60-72	3532/11	4118903	2/24&2/26/01	45	Illegal basement apartment	No access twice. LS4 posted.
		4154370	11/27&12/02/02	45	Illegal basement apartment	No access twice. LS4 posted.
		4175830	None	45	Illegal basement apartment.	Received 9/23/03. Not inspected yet. Denied access 2/01 & 11/02.
60-73	3531/58	4178819\	1/5/04	05	Work without a permit.	No action necessary.
		4184174	None	\04	After hours construction.	Received 1/13/04.
		4182195	None	04	After hours construction.	Received 12/16/03
		4182189	None	04	After hours construction	Received 12/16/03
60-74	3532/12	4154321	12/20/02	45	Illegal conversion.	No action. No conversion.
60-75	3531/57	4149651	2/19/03	74	Illegal conversion to offices.	Padlocked and use discontinued after case started.
		4150470	8/2/02	45	Illegal conversion.	Violation for residence altered without permit & business in basement. DOB 080202C05BK01/02/03, ECB 3433778Y & 34337479X
60-77	3531/56	4122638	3/23/01	45	Illegal conversion.	No action. No conversion.
60-78	3532/14	4102366	10/21&24/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
60-79	3531/55	4122639	3/23/01	45	Illegal conversion.	No action. No conversion.
60-80	3532/15	4135661	3/4/03	31	Illegal size kitchen.	No action. Alteration is legal.
60-81	3531/54	4154373	12/2&4/02	45	Illegal conversion.	No access twice. LSS4 posted. Not inspected since. Access denied

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						twice each in 8/99, 4/00. Served violation in 12/98 for illegal basement apartment.
60-82	3532/16	4154374	12/5/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
60-83	3531/53	4122645	3/25/01	45	Illegal conversion.	No action. No conversion.
60-84	3532/17	4154375	12/02/02	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
60-85	3531/52	4122647	4/21&26/01	45	Illegal conversion.	No access twice. LS4 posted on 1 <sup>st</sup> inspection. Not inspected since.
60-86	3532/18	4154376	12/23&13/02	45	Illegal conversion.	No access twice. LS4 on 1 <sup>st</sup> and 2 <sup>nd</sup> attempt. Not inspected since.
60-86		<b>Continued</b>				Denied access twice each in 9/98, 8/99, 4/00, and 4/01.
60-87	3531/51	4122650	3/30/01	45	Illegal conversion.	No action. No conversion.
60-88	3532/19	4122651	4/29&5/2/01	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
60-90	3532/20	4174378	1/5/04	45	Illegal conversion.	No action. No conversion. Violated served in 10/98 for basement occupancy and 4/01 for illegal construction in basement & work without permit.
60-92	3532/21	4154378	12/20/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
<b>61<sup>ST</sup> STREET</b>						
62-17	3521/15	4178830	None	45	Illegal basement apartment.	Received 11/6/03.
<b>60<sup>TH</sup> LANE</b>						
68-59	3535/58	4166343	12/4/03	05	Work without permit.	Violation for construction without permit. DOB 120403C05NB02, ECB 34423012N. Violation dismissed.
<b>60<sup>TH</sup> PLACE</b>						
63-34	3495/33	4143617	4/13/02	45	Illegal SRO	No access twice. LS4 posted. Not inspected since.
66-07	3527/18	4171186	12/01/03	45	Illegal conversion.	No action necessary.
66-47	35200	4178460	None	05	Work without permit.	Received 11/01/03.
66-49	3529/8	4178027 4177145	None None	45 83	3 family converted to 6. Construction beyond approved plans & permits	Received 10/27/03. Received 10/15/03
66-61	3530/1	4160449	None	36	Illegal driveway.	Received 2/4/03.
<b>60<sup>TH</sup> STREET</b>						
62-17 a/k/a 60-01	27356/59	4181156 4168321	12/3/03 None	73 31	Failure to maintain bricks at roof top Expired Certificate of Occupancy	Assigned to construction division. Received 6/16/03.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
Metro Ave		4168324	None	31	Expired Certificate of Occupancy	Received 6/16/03.
68-02	3504/26	4174094	2/4/04	45	Illegal basement apartment.	No access once. LS4 posted.
68-04	3504/27	4174710	None	45	Illegal basement apartment.	Received 9/12/03.
68-06	3504/28	4174507	2/4/4	45	Illegal conversion.	No action necessary.
68-08	3504/29	4185703	2/19/04	45	Illegal conversion.	No action necessary.
68-09	3513/8	4174255	2/4/04	45	Illegal conversion.	No action necessary.
68-24	3505/19	4175073	None.	45	Illegal basement apartment.	Received 9/17/03.
68-26	3505/20	4174379	2/4/04	45	Illegal basement apartment.	No action necessary.
67-08	3503/34	4141857	3/5/02	73	Illegal suspended ceilings	Violation failure to maintain. DOB 030502C0514K01, ECB 34308745K
67-18	3503/39	4146455	6/24/02	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
68-02	3504/26	4174094	2/4/04	45	Illegal conversion.	No access once. LS4 posted. No inspection since.
68-18	3504/34	4144266	6/12/02	45	Illegal conversion.	No action. No conversion.
68-55	3515/1	4161833	3/13/03	76	Illegal plumbing.	Violation for illegal plumbing. ECB 34368646X.
		416832	3/27/03	59	Illegal electrical work.	Violation for work without permit DOB A203340.
		4161831	7/11/03	05	Work without permit.	No action – has permit.
70-01	3517/5	4144267	5/17/02	45	Illegal conversion.	No action. No conversion.
<b>BLEECKER STREET</b>						
2020	3383/23	4169639	12/06&12/18/03	45	Illegal basement apartment	No access twice. LS4 posted.
2113	3371/76	4178786	2/4/4	45	Illegal cellar apartment.	No action necessary.
2116	3371/15	4154385	2/4/4	35	Illegal cub cut.	Violation for illegal curb cut DOB 020404C05CR5, ECB 34430936Z – no compliance.
		4178789	None	45	Illegal cellar & garage apartments	Active – never inspected.
2119	3371/74	4188145	3/19/04	45	Illegal conversion.	Violation for occupancy contrary to DOB records. DOB 031904C05RG02, pending ECB 34422622X.
		4178790	None	45	Illegal conversion throughout.	Active – never inspected.
2120	3372/16	4144914	5/16/02	45	Illegal conversion.	Resolved – no action.
2121	3371/72	4144915	5/28/02	45	Illegal conversion.	Resolved – no illegal basement apartment.
2125	3371/70	4151381	3/18/03	45	Illegal conversion.	Resolved – no illegal basement apartment. No action.
2127	3371/69	4120978	1/25/01	45	Illegal conversion, no permit.	Resolved – DOB violation 012501C05JM01, ECB 342725375.
2129	3371/68	4119690	1/12/01	45	Illegal upper floors.	Resolved – no illegal conversion throughout. No action.
2138	3372/27	4145902	5/24/02	45	Illegal conversion 1 <sup>st</sup> & 2 <sup>nd</sup> floors	Resolved – no illegal conversion on 1 <sup>st</sup> & 2 <sup>nd</sup> floors. Violation issued for basement on 5/6/02.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
2140	3372/28	414918	5/16/02	45	Illegal conversion.	Resolved – no illegal conversion. No action.
2142	3372/29	4144919	4/30/02	45	Illegal basement apartment.	Resolved – no action. No illegal conversion.
2146	3372/31	414920	5/13/02	45	Illegal basement apartment.	Resolved – no illegal apartment. No action.
2148	3372/32	4144921	5/9/02	45	Illegal basement apartment.	Resolved – no illegal apartment. No action.
2150	3372/33	4119698	1/7&1/9/01	45	Illegal basement apartment.	No access twice. LS4 posted.
21-50	Cont'd	4144923	5/13&14/01	45	Illegal basement apartment	No access twice. LS4 posted
		4151382	10/8&9/02	45	Illegal basement apartment	No access twice. LS4 posted
		4163091	5/19&21/03	45	Illegal basement apartment	No access twice. LS4 posted
		4176476	12/16 & 18/03	45	Illegal basement apartment	No access twice. LS4 posted
2152	3372/34	4144924	5/15/02	45	Illegal basement apartment.	No illegal apartment. No action.
5920	3494/22	4151383	10/31/02	45	Illegal basement apartment.	No illegal apartment. No action.
5921	3492/80	4178822	3/19/04	45	Illegal basement apartment	No access once. LS4 posted.
5923	3492/79	4178827	None.	45	Illegal conversion.	Received 11/6/03.
<b>CATALPA AVENUE</b>						
57-21	3465/35	4123033	3/17/01	05	Illegal construction, work without permit	No ongoing construction. No action.
57-24	3466/15	4156070	1/13/03	45	Illegal conversion.	No illegal conversion. No action.
58-26	3474/4	4124118	3/30/01	45	Illegal conversion & structure.	Nothing illegal found. No action.
58-48	3474/15	4122411	3/18/01	45	Illegal conversion & structure	No access twice. LS4 posted. Not inspected since.
59-14	3506/7	4151384	8/13/02	71	Illegal SRO. No work permit.	No SROs. No work found. No action.
59-21	3505/32	4170353	None	66	Plumbing without permit.	Received 7/14/03.
59-24	3506/12	4180307	3/24/04	45	Illegal basement conversion.	No access once.
59-30	3506/15	4122462	3/17/01	45	Illegal cellar apartment.	No access twice. LS4 posted. Not inspected since.
59-35	3505/24	4102336	3/23/00	45	Illegal cellar apartment.	No apartment found. No action.
60-14	3515/7	4144240	4/19/02	45	Illegal basement apartment.	No apartment found. No action.
60-38	3515/19	4186453	None	05	Work without permit.	Received 2/18/04
		4177400	None	45	Illegal basement apartment.	Received 10/17/03
		4182865	None	45	Illegal basement apartment.	Received 12/26/03
		4186454	3/8/04	45	Illegal basement apartment.	No access once.
60-41	3514/42	4156631	3/10/03	05	Work without permit.	No access twice. LS4 posted.
		4170898	6/3/01	45	Illegal basement apartment.	No access twice. LS4 posted.
60-43	3514/41	4127104	6/3 & 6/7/01	45	Illegal basement apartment.	No access twice. LS4 posted.
		4133042	9/4/01	59	Defective electrical wiring.	No access once.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-57	3534/49	4143542	4/13/02	45	Illegal basement apartment.	No access twice. LS4 posted.
		4143544	4/19/02	59	Defective electrical wiring.	No violation found. No action.
60-65	3534/45	4170120	12/1/03	45	Illegal conversion.	No action necessary.
<b>CENTRE STREET</b>						
1793	3562/42	4178791	None	45	Illegal conversion.	Active – received 11/6/03. Not inspected yet.
1818	3574/18	4155277	1/17/03	45	Illegal conversion.	No action. No conversion.
<b>CHARLOTTE STREET</b>						
#2	3394/03	4167858	None	31	Illegal certificate of occupancy in basement.	Received 6/9/03.
<b>CORNELIA STREET</b>						
1630	3547/98	4151390	10/8/02	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
1632	3547/97	4151393	10/18/02	45	Illegal basement apartment.	No illegal conversion. Violation for basement work without permit DOB 101802C05RJR02, ECB 34336815L.
1634	3547/96	4151394	9/24/02	45	Illegal basement apartment.	No apartment found. No action.
1638	3547/94	4151396	10/24/02	45	Illegal basement apartment.	No illegal conversion. No action.
1817	3463/46	4170977	None	55	2 comm. trucks parked in street	Received 7/22/03.
1913	3482/49	4116654	10/14/02	45	Illegal conversion throughout.	No illegal conversion found. No action.
1915	3482/47	4157739	11/17/03	83	Construction contrary to permit	No access twice. LS4 posted. Not inspected since.
1918	3483/7	415453	9/19/00	45	Illegal conversion.	Violations for work without permit DOB 102600C0-5MJ01, ECB 34263637N
1923	3482/40	4116554	10/06/00	45	Illegal conversion throughout.	No illegal conversion. No action.
<b>DECATUR STREET</b>						
1718	3568/26	4173213	10/2/03	45	Illegal basement apartment	Violation for illegal studio with bathroom without permit. DOB 120203C405AP02, ECB 34423027X –no compliance.
59-03	3589/79	4169762	9/5/03	45	Illegal cellar apartment.	No access twice. LS4 posted. No inspection since.
<b>DE KALB AVENUE</b>						
1862	3400/17	4174972	12/11/03	05	Work without permit	Construction work contrary to permit. DOB 121103C05G01 pending; ECB 34413905L.
1881	3399/46	4115068	6/17/01	45	Illegal second floor.	No illegal conversion. No action.
1884	3400/29	4115627	10/6/00	45	Illegal cellar apartment.	Violations for alteration & occupancy in cellar. DOB 100600C05CP05/06, ECB 34260238M & 34260239Y

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>FAIRVIEW AVENUE</b>						
405	3379/9	4160038	4/08/03	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
460	3387/40	41097213	6/25/00	45	Illegal basement apartment	Violation for alteration, occupancy, and work without permit for cellar apartment. DOB 062500C05CP01/02/03, ECB 34237322J & 34237323L – dismissed.
		4173524	12/05/03	45	Illegal conversion throughout	No access twice. LS4 posted. Not inspected since.
508	3389/39	4122413	2/23/01	45	Illegal basement	No action. No illegal basement.
580	3391/50	4155166	9/17/02	45	Illegal conversion.	No action. No illegal conversion.
605	3385/9	4102338	2/5/00	45	Illegal basement.	No action. No illegal basement.
607	3385/7	4102662	3/11/00	45	Illegal conversion	No action. No conversion.
608	3385/6	4154386	11/4/02	45	Illegal conversion.	No. action. No conversion.
617	3385/1	4144241	5/1/02	45	Illegal 4 family converted to 8.	No action. No conversion.
702	3479/41	4169382	8/4/03	59	Defective electric wiring.	No access once.
714	3479/44	4185368	2/19/04	31	No C of O for basement.	No access once. LS4 posted.
		4185369	2/19&2/26/04	37	No egress at basement.	No access twice. LS4 posted.
		4158043	2/19/04	73	Failure to maintain.	Assigned to plumbing division.
<b>FLUSHING AVENUE</b>						
1937B		4161529	None	31	Illegal certificate of occupancy	Received 2/25/03
<b>FOREST AVENUE</b>						
62-69	3492/16	4177936	None	45	Illegal conversion.	Received 10/24/03
62-92	3370/38	4143563	4/12/02	45	Illegal basement apartment.	No action. No conversion.
		4143565	4/12/03	71	Illegal SROs.	No action. No SROs.
62-98	3370/40	4169767	9/5/03	45	Illegal garage apartment.	No access twice. LS4 posted. No inspection since.
65-08	3487/17	4162041	7/15& 17/03	05	Work without a permit.	No access twice. LSS4 posted.
		4167384	8/12/03	05	Work without a permit.	No access once. LS4 posted.
		4171519	8/12/03	05	Work without a permit.	Will forward permit. DOB 081303C05M01, ECB 34409657J cured.
		4184023	None	09	Excessive debris.	Received 1/21/04
		4131796	None	59	Illegal electrical wiring.	Received 7/27/01.
		4182579	None	73	Failure to maintain.	Received 12/22/03.
65-15	3497/8	4146789	None	85	Failure to retain water.	Received 5/21/02.
66-47	3500/9	4179261	None	05	Work without permit	Received 11/12/03
		4180602	None	05	Work without permit.	Received 11/26/03.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4166192	None	53	Illegal vent/exhaust.	Received 5/13/03.
66-69	3501/8	4157922	1/31/03	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
67-10	3482/32	4163746	6/16/03	45	Illegal basement apartment.	No action. No conversion.
67-14	3483/34	417889	12/03/03	45	Illegal conversion.	Denied access twice. LS4 posted.
		4183261	1/5/04	45	Illegal conversion.	Violation for work without permit DOB 010504C05BK01, ECB 34422079N – pending.
		4168127	6/12/03	83	Construction contrary to plans	Violation for non-conforming curb cut. DOB 070203C05M01, ECB 34396500L – dismissed.
67-21	3503/1	4154318	12/2/02	45	Illegal conversion.	No action. No conversion
68-41	3505/45	4154644	10/18/02	05	Work without permit. Fire damage. Structural stability.	No structural effect. Violation for masonry enclosure in front of building DOB 101802C05B01, ECB 34341319Z.
68-62		4170489				Not found.
69-13	3507/4	4143569	4/15/02	45	Illegal basement apartment.	Violations for basement apartment & work without permit DOB 041502C05RJR01/02, ECB 53431332X & 34311333H
69-15	3507/3	4157641	2/3/03	45	Illegal basement apartment.	Violation work without permit DOB 020303C05RJK04, ECB 34374991H, affidavit accepted.
		4172106	12/3&12/10/03	45	Illegal basement apartment.	No access twice. LS4 posted.
69-17	3507/2	4169764	9/18/03	45	Illegal conversion. Cellar cubicles occupied by men.	No action. No conversion. Access denied once.
70-04	3476/12	4158518	12/27/03	45	Illegal conversion.	Work without permit DOB 122702C05RJR01/03/03; ECB 34376461J & 34376462L.
72-06	3576/31	4132047	8/18/01	45	Illegal conversion	Illegal basement apartment and work without permit violations. DOB 0811801C05CD01/02; ECB 34287151J & 34287152L.
72-12	3576/36	4151403	10/3/02	45	Illegal basement apartments.	No access twice. No LS4 posted 2 <sup>nd</sup> time. No inspection since.
72-15		4128298	6/10/01	45	Illegal basement apartment.	Work without permit, 3-piece bath in cellar. Violations DOB D61001C05CD05; ECB 34283726N & 34283727P.
72-17	3587/2	4128299	6/10/01	45	Illegal basement apartment.	Illegal basement apartment violations DOB 061001C05CD06/07, ECB 34283726N & 34283727P.
<b>FRESH POND ROAD</b>						
63-54	3524/64	4172168	None	49	Illegal signed	Received 8/8/03
66-28	3528/71	4144242	5/1/02	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
66-51	3614/5	4164881	6/19/03	05	Work without permit	Violation illegal storefront DOB 061903C05M01, no compliance. ECB 34396494Y.
		4172601	9/16/03	59	Illegal electrical wiring.	Violation #A209460

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
66-64	3530/54	4179681	None	05	Work without permit	Received 11/17/03.
66-67	3619/20	4174102	12/13/03	05	Work without permit	No action necessary.
66-70	3530/58	4095325	None	59	Illegal electrical wiring.	Received 7/29/99.
70-13	3630/36	4173825	12/10/03	05	Work without permit	No access twice. LS4 posted.
		4173826	9/24/04	59	Illegal electrical wiring	Violation A210055
		4173829	None	None	Illegal electrical wiring	Received 8/28/03
71-08	3538/24	4173518	12/2/03	45	Illegal conversion	No action necessary
71-24	3538/32	4138883	1/9/02	59	Illegal electrical wiring.	No access once.
71-27	3637/52	4177814	12/12&13/03	05	Work without permit	No access twice. LS4 posted.
		4184497	2/6/04	45	Illegal conversion.	No access once. Owner of building will make appointment.
<b>GATES AVENUE</b>						
1716	3453/16	4143541	4/16/02	71	Illegal SROs	No access twice. LS4 posted. Not inspected since.
1874	3468/27	4143547	4/12/02	45	Illegal basement apartment.	No action. No illegal basement.
1876	3468/28	4163458	7/31/03	05	Work without permit	Violation for work contrary to approved plans DOB 073103C05M02, ECB 34403995P – no compliance.
		4174651	None	45	Illegal basement apartment	Received 9/11/03
		4171468	8/11/03	59	Electric work without permit	Violation A209193
		4171467	12/9& 12/12/03	66	Plumbing work without permit.	No access twice. LS4 posted.
1881	3467/52	4176159	None	45	Illegal conversion.	Received 9/30/03
2026	3486/1	4154622	12/13/02	45	Illegal basement apartment.	No action. No conversion.
2031	3485/67	4166483	12/23/03	05	Work without permit.	No action necessary.
2052	3486/26	4130161	7/20/01	59	Defective electric wiring.	No access once.
2108	3488/5	4190439	None	05	Work without permit.	Received 4/5/04
		4190440	None	59	Defective electric work,	Received 4/5/04
59-18	3498/20	4162248	4/1 & 4/7/03	59	Defective electric wiring	No access twice.
		4157718	None	85	Failure to retain water.	Received 12/5/02.
59-30	3498/30	4190816	None	45	Illegal conversion.	Received 4/9/04.
59-32	3498/32	4173209	None	45	Illegal conversion.	Received 8/21/03.
59-33	3497/71	4106525	None	60	Improper electric work.	Received 3/30/00
		4107973	None	60	Improper electric work.	Received 5/1/00
60-20	3527/22	4182435	1/16/04	45	Illegal conversion.	No action necessary.
60-22	3527/24	4176405	12/9/03	05	Work without permit	Violation for work without permit. DOB 120903C05P106, ECB



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						34423277Z - dismissed.
60-38	3527/36	4143552	4/16/02	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
60-40	3527/38	4145611	5/10/02	45	Illegal conversion.	No action. No conversion.
60-46	3527/42	4143560	4/17/02	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
64-07	3615/4	4143568	4/5/02	45	Illegal basement apartment.	No action. No conversion.
<b>GEORGE STREET</b>						
1661	3551/78	4122440	3/22/01	45	Illegal basement apartment.	No access. No conversion.
<b>GRANDVIEW AVENUE</b>						
457	3368/7	4170071	7/24/03	45	Illegal conversion.	No action. No conversion.
551	3372/11	4154623	11/20/02	05	Work without permit.	No action. No illegal work.
<b>GREENE AVENUE</b>						
1913					Not valid address	
2011	3381/71	4143571	4/17/02	45	Illegal basement apartment.	Violations work without permit cellar apartment, DOB 041702C05RJR01/02, ECB 34311335L & 34311336N.
2013	3381/70	4143575	4/17/02	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
2017	3381/68	4145071	5/3/02	45	Illegal conversion.	No action. No conversion.
2020	3382/24	4175405	None	31	Illegal certificate of occupancy – 10 people living in 2 <sup>nd</sup> fl apt.	No inspection.
		4154388	11/8/02	45	Illegal apartments	Active. Violations cellar occupancy and work without permit. DOB 110802C05RJR01/02, ECB 34375502M & 34375503Y.
2039	3381/57	4163426	5/22/03	05	Work without a permit.	Permit in window #400945019. No action.
		4143581	4/29/03	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected for illegal basement but inspected for work without permit.
2139	3369/48	4124900	4/16/01	45	Illegal conversion.	No action. No illegal basement.
2149	3369/40	4122416	3/22/01	45	Illegal conversion.	No action. No conversion.
2201	3367/1	4122417	3/22/01	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
2202	3370/84	4122418	3/7/01	45	Illegal conversion.	No action. No conversion.
2203	3367/62	4122419	3/20/01	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
2207	3367/61	4122420	3/27/01	45	Illegal basement apartment.	No access twice. LS4 posted. No inspection since.
2209	3367/60	4122421	3/18/01	45	Illegal conversion.	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
2212	3370/90	4122422	3/22/01	45	Illegal conversion.	No action. No conversion.
2214	3370/91	4122423	4/7/01	45	Illegal conversion.	No action. No conversion.
2216	3370/92	4122424	3/7/01	45	Illegal conversion.	No action. No conversion.
2218	3370/93	4122425	3/7/01	45	Illegal conversion.	No action. No conversion.
2220	3370/94	4122426	3/25/01	45	Illegal conversion.	No action. No conversion.
2224	3370/96	4122427	3/23/01	45	Illegal conversion.	No action. NO conversion
2226	3370/97	4122428	3/25/01	45	Illegal conversion.	No action. No conversion.
2228	3370/98	4122429	3/23/01	45	Illegal conversion.	No action. No conversion.
2230	3370/25	4122430	3/29/01	45	Illegal conversion.	No action. No conversion.
2231	3367/50	4122431	4/1/01	45	Illegal conversion.	No action. No conversion.
<b>GROVE STREET</b>						
1676	3443/24	4179348	None	35	Illegal curb cub.	Active. Never inspected.
1881	3407/50	4156019	1/2/3/	85	Failure to retain water.	Assigned to plumbing division.
1906	3392/14	4166443	5/16/03	66	Illegal plumbing work	Violation for failure to maintain – house trap. DOB 051603P05As, ECB 343966 26R and 34396627Z – dismissed.
1934	3392/38	4176522	None	45	Illegal conversion	Received 10/5/03.
2020	3385/24	4122432	3/15/01	45	Illegal conversion.	No action. No conversion.
2027	3384/63	4171499	12/1/03	45	Illegal basement apartment	Violation for work without permit, DOB 120103C05P102, ECB 344171544 – affidavit accepted.
2032	3385/36	4144243	5/6/02	71	Illegal SROs	No SROs but work without permit violations DOB 050602C05RJR01, ECB 34318155X.
59-31	3495/54	4154625	3/06/03	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
59-34	3496/21	4154626	12/5/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
59-39	3495/50	4154627	12/16/02	45	Illegal conversion.	No action. No conversion.
59-41	3495/49	4154628	12/13/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
59-42	3495/25	4154629	11/21/02	45	Illegal conversion.	NO conversion. No action.
60-23	3523/149	4151404	11/25/02	45	Illegal conversion.	No action. No conversion.
60-24	3525/19	4151407	10/24/02	45	Illegal conversion.	No action. No conversion.
60-26	3525/20	4151411	10/7/02	45	Illegal conversion.	No action. No conversion.
60-30	3525/21	4151414	9/19/02	45	Illegal conversion.	No action. No conversion.
60-35	3523/26	4143590	4/30/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
61-77	3609/30	4185447	2/13/04	45	Illegal conversion.	Violation for work without permit. LS4 left for area behind kitchen. DOB 021304C05SKN, ECB 34431101P – pending.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
61-80	3610/18	4132133	9/2/01	45	Illegal basement apartment	Violation for illegal rear apartment. No access to basement. LS4 posted. DOB 090201C051W06/07, ECB 34287275L – dismissed. 34302551L – dismissed.
		4135513	10/20/01	45	Illegal basement apartment	Violation for 3-piece bathroom in basement. DOB 102001C95LW06, ECB 34305266X – dismissed.
		4183982	1/20/04	45	Illegal basement apartment	Violation for residence altered and work without permit. DOB 012004C05BK01/02, ECB 34422087N & 34422088P (dismissed.)
<b>HARMAN STREET</b>						
458(Bklyn)	3291/22					No violations listed.
1729	3432/52	4180019	3/24/04	71	Illegal SRO.	No access once.
1813	3430/53	4157949	4/30/03	05	Work without permit.	Violation for failure to provide 8-foot fence around excavation. DOB 043003C05BA02, ECB 34396313X – no compliance.
1865	3103/67	4151418	10/3/02	45	Illegal conversion.	No action. No conversion.
1867	3403/65	4162617	7/31/03	05	Work without permit.	No action. No work being done.
1869	3403/63	4143614	5/1/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
1871	3403/61	4143618	4/9/02	45	Illegal basement apartment.	Violations for illegal basement DOB 040902C05CD02/01, ECB 34310924P & 343110923N.
1873	3403/59	4151419	10/11/02	45	Illegal conversion.	No action. No conversion.
1875	3403/57	4151419	10/11/02	45	Illegal conversion.	No action. No conversion.
1876	3404/30	4151425	10/11/02	45	Illegal conversion.	No action. No conversion.
1877	3403/55	4143621	4/15/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
1878	3404/32	4151426	10/7/02	45	Illegal conversion.	No action. No conversion.
1879	3403/53	4143624	4/15/02	45	Illegal conversion.	No action. No conversion.
1881	3403/49	4151428	10/7/02	45	Illegal conversion.	No action. No conversion.
1924	3388/22	4159201	4/30/03	73	Failure to maintain - debris.	Violation DOB 043003C05BA03, ECB 343963144 – no compliance
		4171161	None	73	Failure to maintain – debris.	Received 7/24/03
		4170114	None	73	Failure to maintain – debris.	Received 10/15/03
		4166405	8/25/03	45	Illegal conversion.	No access once. LS4 posted.
		4167270	7/1 & 7/10/03	58	Defective boiler.	No access twice. Building closed down.
1932	3388/31	4178722	None	45	Illegal conversion.	Received 11/5/03.
1934	3388/32	4178710	None	45	Illegal conversion.	Received 11/5/03.
1936	3388/33	4162006	5/19/03	45	Illegal basement apartment	Violation for residence altered and work without permit DOB 051903C05RJR01/02 (dismissed) ECB 34396592H, ECB 34396591X – affidavit accepted.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
1938	3388/34	4178428	None	45	Illegal conversion.	Received 10/31/03
		4178429	None	66	Illegal plumbing work.	Received 10/31/03
		416450	3/30/04	45	Illegal conversion.	No Access once.
		4188592	3/30/04	45	Illegal conversion.	No access once.
		4186505	None	58	Defective boiler.	Received 2/19/04
2017	3380/72	4160039	3/27/03	45	Illegal basement apartment.	Violations for work without permit and 3-piece bath in cellar and gas line. DOB 032703C05BK03, ECB 34388138H.
2111	3368/79	4144244	5/3/02	45	Illegal conversion.	No action. No conversion.
2218	3367/22	4160040	4/9/03	45	Illegal basement.	No access twice. LS4 posted. Not inspected since.
2235	3366/50	4160576	None	36	Illegal driveway	Received 2/5/03
<b>HART STREET</b>						
1034	Bklyn				No violations since 1999.	
1714	3424/38	4144245	5/1/02	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.
<b>HIMROD STREET</b>						
1875	3402/52	4182666	1/16/04	45	Illegal conversion.	Violation for work without permit in cellar & 3-piece bathroom. DOB 011604C05BK01, ECB 34422086L pending.
1901	3386/1	4162906	3/19/03	10	Water damage and debris.	Damage due to water leak violations DOB 031803C05B02, ECB 34375294R.
<b>JEFFERSON AVENUE</b>						
1614	3548/16	4077073	9/17/01	73	Failure to maintain.	Deleted.
1670	3548/48	4170731	12/3&12/10/03	45	Illegal basement apartment.	No access twice. LS4 posted.
<b>LINDEN STREET</b>						
1714	3452/15	413062	7/20/01	59	Defective electrical wiring	No access once.
1863	3408/69	4175599	12/12/03	05	Work without permit.	No access twice. LS4 posted.
1871	3408/61	4185143	2/20/04	45	Illegal conversion.	No action necessary.
2013	3385/70	4154630	11/4/02	45	Illegal basement apartment.	No illegal conversion but work without permit ODB 111402C05RJR05/06, ECB 34375517P & 34375518R.
2015	3385/69	4102666	4/15/02	45	Illegal conversion.	Violation work without a permit DOB 041500005MJ06, ECB 34244713M. No illegal conversion.
2106	3487/9	4160430	None	36	Illegal driveway	Received 2/4/03.
59-33	3496/51	4144693	4/25/02	45	Illegal conversion.	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-02	3526/8	4178771 4176725	1/14/04 1/14/04	45 71	Illegal conversion. Illegal SRO	No action necessary. No action necessary
60-18	3526/20	4177254	None	45	Illegal conversion.	Received 10/16/03.
60-24	3526/26	4170900 4176803	12/3&12/9/03 12/3&12/9/03	45 45	Illegal basement apartment. Illegal basement apartment.	No access twice. LS4 posted. No access twice. LS4 posted.
60-40	3526/38	4170740	12/16& 12/18/03	45	Illegal basement apartment.	No access twice. LS4 posted.
60-44	3526/40	4170007	12/22/03	45	Illegal conversion.	No action necessary.
60-53	3525/56	4181634	12/15/03	45	Illegal conversion.	No action necessary.
60-65	3525/51	4171599	12/1/03	45	Illegal basement apartment.	Violation for work without permit. DOB 120103C05MJ01, ECB 34408018Z – affidavit accepted.
<b>MADISON STREET</b>						
1717	3457/51	4175268	None	09	Excessive debris.	Received /18/03
1720	360/19	4139930	2/11&12/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
1727	3457/41	4137036	11/18/01	45	Illegal SRO conversion.	Violation for SRO in cellar. DOB 111801C05LWQS, ECB 3430904N, overdue compliance.
59-12	3501/14	409498 4110146 4122434 4148444 4152833 4160736	6/1/00 6/13/00 2/16/01 6/19/02 9/5/02 2/10/03	45 45 45 45 45 45	Illegal conversion in basement. Illegal conversion in basement Illegal conversion in basement Illegal conversion in basement Illegal conversion in basement Illegal conversion in basement	No access <u>6 times</u> . LS4 posted. No inspected since 2/10/03
59-14	3501/15	4174841	2//13 & 2/18/04	45	Illegal cellar apartment.	No access twice. LS4 posted. Violations issued on complaint # 4113179 (9/18/03) for cellar occupancy & alterations. DOB 900800C05CP09/10, ECB 34264010Y & 34264011X – No inspection since.
59-14	<b>Cont'd</b>					
59-17	3500/68	4160954 4171224	5/16&19/03 12/03&09/03	45 45	Illegal basement apartment. Illegal basement apartment.	No access twice. LS4 posted. Violations for work without permit. DOB 06232003C0SKJR10/02, EDB 34403931X & 34403932H.
59-18	3501/17	4175688	3/18&34/04	45	Illegal basement apartment.	No access twice. LS4 posted.
59-19	3500/67	4164535	8/4/03	45	illegal conversion.	No action. No conversion. Violations issued on 6/9/00.
59-22	3501/19	4165732	6/23/03	45	Illegal basement apartment.	Violations for work without permit DOB 06232003C05RJR10/02, ECB 34403931X & 34403932H.
59-25	3500/64	4171541 4189912	12/3&12/10/03 None	45 45	Illegal basement. Illegal basement	No access twice Received 3/30/04.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
59-26	3501/21	4187450 4170119	3/8/04 12/3&10/03	45 45	Illegal conversion. Illegal basement apartment.	No action necessary. No access twice. LS4 posted. No inspected since.
59-27	3501/63	4165673	8/21/03	45	Illegal basement apartment.	No access to 2 <sup>nd</sup> floor & cellar. LS4 posted. No inspection since. Violations issued for 2 room SRO 1 <sup>st</sup> floor DOB 0821503C05RG01, ECB 34409746L.
59-28	3501/22	4175813 4154570 4160432 4165360 4175813 4186921	Active 12/4/&12/5/02 4/14&15/03 8/21&22/03 None 3/8/04	45 45 45 45 45	Illegal basement apartment. Illegal basement apartment Illegal basement apartment Illegal basement apartment Illegal basement apartment	No access on 12/4/02, 12/5/02, 4/14/03, 4/15/03, 8/21/03, 8/22/03. LS4 posted. No inspection since.
59-29	3500/62				No complaints listed.	
59-30	3501/23	41158939 4164404 4175806	2/24/03 7/31/03 None	45 45 45	Illegal basement apartment Illegal basement apartment Illegal basement apartment	Violation for work without permit dismissed. DOB 022403C05RJR03, ECB 34375270M. No action necessary. Received 9/26/03.
59-31	3500/61	4185445 4190812	2/13/04 None	45 45	Illegal basement apartment Illegal basement apartment	Active. No access twice on 1/27 & 1/29/04. LS 4 posted. Not inspected since. Received 4/9/04.
59-32 59-32	3501/24 <b>Cont'd</b>	4162743 4176011	3/15/03 None	45 45	Illegal basement apartment Illegal basement apartment	Violation for work without permit in basement. DOB 031503C05BK03/04, ECB 34383213X – overdue compliance. ECB # 34383214H – dismissed. Received 9/29/03.
59-34	3501/25	4170825 4190125	12/3&12/10/03 None	4545	Illegal basement apartment Illegal basement apartment	No access twice. LS4 posted. Received 4/1/04.
59-35	3500/59	4188691	3/18/04	45	Illegal basement apartment	Violation for work without permit & basement occupancy. DOB 031804C05RG02/03, ECB 34422618N & 34422619P – pending.
59-36	3501/26	4176583	10/10/03	45	Illegal basement apartment	No action. No conversion.
59-37	3500/57	4173212	3/5/04	45	Illegal basement apartment	No action necessary.
59-39	3500/57	4173203	2/4/04	45	Illegal basement apartment	No access once. LS4 posted.
59-40	3501/28	4190329 4188401	None None	45 54	Illegal conversion. Cracked retaining wall.	Received 4/5/04. Received 3/12/04.
59-42	3501/29	4169344	12/3&12/10/03	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4110461	7/1/00	45	Illegal conversion.	Violation for work without permit DOB 070180C05CP04, ECB 34255011L – dismissed.
		4169344	12/3/03&12/10/03	45	Illegal basement apartment	No access twice. LS4 posted.
59-43	3500/55	4165226	8/8/03	45	Illegal conversion.	No action necessary.
59-45	3500/54	4173189	2/4/04	45	Illegal conversion.	No action necessary.
59-47	3500/53	4171683	12/03&12/10/03	45	Illegal basement apartment	No access twice. LS4 posted.
		4184329	3/1/04	45	Illegal basement apartment	No access once.
59-49	3500/52	4188771	None	45	Illegal conversion.	Received 3/16/04.
60-12	3530/9	4160857	5/6/03	45	Illegal conversion	No access twice...
		4174616	2/13/04	45	Illegal conversion.	No access once.
		4189913	None	45	Illegal conversion.	Received 3/30/04. Note: Cannot open these 3 complaints. Not in file.
60-14	3530/11	4183832	1/26/04	45	Illegal basement apartment	No access once.
		4178303	None	45	Illegal basement apartment	Received 3/23/04.
60-18	3530/13	4171520	12/9/03	45	Illegal conversion.	No action necessary.
		4180102	12/29/03	73	Failure to maintain.	No action necessary.
60-20	3530/14	4164929	8/18/03	45	Illegal basement apartment	Violation -work without permit. DOB 081803C05RG01, ECB 34409737M – affidavit accepted.
		4190566	None	45	Illegal basement apartment	Received 4/7/04.
60-24	3530/17	4189304	None	45	Illegal conversion.	Received 3/23/04
60-52	3530/39	4168352	12/22/03	74	Illegal commercial use of house	Complaint accepted by padlock
		4186570	None	74	Illegal commercial use of house	Received 2/19/04.
61-27	3614/46	4175206	None	85	Failure to retain water.	Received 9/18/03.
64-03	3618/2	4143650	4/16&17/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
64-15	3618/78	4143551	4/4/02	45	Illegal basement apartment	No action. No conversion.
64-19	3618/76	4154319	12/02/02	45	Illegal basement apartment	No action. No conversion.
64-21	3618/75	4160868	2/24/03	45	Illegal conversion.	No action. No conversion.
64-23	3618/74	4143580	4/17&4/18/02	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.
64-37	3618/67	4154335	11/6/02	45	Illegal basement apartment & rms	No action. No conversion.
64-41	3618/65	4154336	11/21&25/02	45	Illegal basement apartment	No access twice. LS4 posted.
		4132672	8/16/01	59	Electric work without permit.	No access on 1 <sup>st</sup> inspection. Violations issued 5/31/00 for illegal basement apartment. Violations issued on 8/8/01 for expired permit. Has not been inspected since 8/16/01 for electric work a/o permit.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>MENAHAN STREET</b>						
1723	3437/51	4147913	None	35	Illegal curb cut.	Received 6/11/02.
1814	3438/16	4154632	11/21/02	45	Illegal basement apartment & squatters	No action. No squatters. No conversion.
1862	3407/17	4160088	4/1&4/9/03	59	Illegal electrical hook-up	No access twice. Not inspected since.
1867	3406/56	4128300	6/19&6/21/01	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.
1869	3406/55	4109497	6/10/00	45	Illegal conversion.	No action. No conversion.
1874	3407/28	4172719	8/21/03	45	Illegal conversion.	Violations issued for altered residence & work without permit. DOB 082103C05RG02/03, ECB 34409699
2011	3383/74	4144246	4/19/02	45	Illegal basement apartment	Violations for work without permit DOB 041902C05RJR02, ECB 34311340X.
2014	3384/19	4144/54	4/26&4/30/02	45	Illegal conversion.	No access twice. LS4 posted. No inspection since.
2024	3384/28	4144249	5/3/02	45	Illegal basement apartment	No action. No conversion.
2031	3383/59	4136084	11/4/01	45	Illegal basement apartment.	Violation for illegal basement apartment. DOB 110401C05LW04/05, ECB 34309030H and ECB 34309029K – overdue compliance, in violation.
		4143589	4/26&4/27/02	45	Illegal basement apartment	No access twice. LS 4 posted.
		4163093	6/12&6/13/03	45	Illegal basement apartment.	No access twice. LS4 posted.
		4169768	9/11&9/17/03	45	Illegal basement apartment.	No access twice. LS 4 posted
		4176477	Active	45	Illegal basement apartment	Received 10/3/03.
2033	3383/57	4179955	Active	45	Illegal basement apartment	Has not been inspected since 10/10/03 when no conversion found
2150					Not valid address	
61-07	3522/1	4185109	None	45	Illegal basement apartment	Active not inspected yet. Only received 1/28/04.
61-60	360912	4199006	9/03/02	45	Illegal basement apartment	Violation for work without permit. No illegal conversion. DOB 909302C05?RJR03, ECB 34337683N.
61-64	3609/16	4151434	9/27/02	45	Illegal basement apartment Illegal limo service.	No action. Nothing illegal.
61-66		not valid address				
<b>METROPOLITAN AVENUE</b>						
53-13	2634/57	4155214	11/12/03	45	Illegal basement apartment	No action. No conversion.
53-15	2634/56	4155215	10/24/04	45	Illegal basement apartment	No action. No conversion.
53-24	3361/750	4167895	None.	05	Work without a permit	Received 6/10/03
55-36	3365/33	4183818	2/20/04	45	Illegal conversion.	Violation for work without permit DOB 022004C05RG01, ECB



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						34431210Y – pending.
60-01	2736/59	4168321 4168324 4181156	None None 12/3/03	31 31 73	Illegal certificate of occupancy Illegal certificate of occupancy Failure to maintain – bricks on roof/wall	Received 6/16/03 Received 6/16/03 Assigned to construction division.
<b>MYRTLE AVENUE</b>						
560-52	3560/35	4163817	None	73	Failure to maintain – hole in roof	Received 4/1/03.
57-09	3466/66	4176810	None	73	Failure to maintain – deteriorated cornice on roof.	Received 10.9/03.
57-44	3573/21	4174047	12/13/03	05	Work without a permit.	No action necessary.
58-10	3574/29	4125499	6/3&6/6/01	45	Illegal conversion – multiple apts.	No access twice. LS4 posted. Not inspected since.
58-18	3574/33	4128564	6/9/01	45	Illegal conversion.	No action. No conversion.
58-22	3574/35	4128819	7/9&7/11/01	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
<b>NORMAN STREET</b>						
1639	3553/86	4174120 4174119	12/2/03 12/02/03	45 55	Illegal conversion. Cars parked at night w/o plates	No action necessary. No action necessary.
1675	3553/65	4147757	6/11/02	36	Illegal driveway.	No action. No illegal driveway.
1701	3565/5	4174305	9/18/03	45	Illegal conversion.	No action. No conversion.
1821	3576/53	4125510	5/20/0171	71	Illegal SRO in basement.	Violations for illegal basement DOB 05200PC05CD03, ECB 34287617N.
1823	3576/52	4125511	5/5/01	71	Illegal SRO in basement.	Violations for illegal basement. DOB 0500501C05MM06/07, ECB 34293244J & 34293245K. No access to 2 <sup>nd</sup> floor. LS4 served. Not inspected since.
1827	3576/50	4125513	5/5/01	71	Illegal SRO in basement.	No action. No illegal SRO.
1837	3576/46	4125514	6/2/01	71	Illegal SRO in basement.	Violations issued for illegal basement and apartment. DOB 060201E05CD08/09, ECB 34283290L & 34283991M.
1840	3577/27	4125515	5/23/01	71	Illegal SRO in basement.	No action. No conversion.
1844	3577/29	4125516	5/6/01	71	Illegal SRO in basement.	Two violations, SRO on 2 <sup>nd</sup> floor and work without permit. DOB 050601C08LW01/02, ECB 34282273P & 34282274R.
59-08	3588/14	4160041	3/31/03	45	Illegal conversion.	No action. No conversion.
59-10	3588/15	4165449	5/12/03	45	Illegal conversion.	No action. No conversion.
59-12	3588/16	4160043	3/3 & 4/1/03	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.
59-13	3587/1	4160044	4/14/03	45	Illegal basement apartment	Violations served illegal basement and work without permit, DOB

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						0401403C05RJ03/04, ECB 34395910J & 34395911L.
59-28	3588/24	4160045	4/2/03	45	Illegal basement apartment	Violations for illegal basement and work without permit DOB 040203C0SRJ03/04, ECB 34387980P & 34387981R.
<b>ONDERDONK AVENUE</b>						
303	3399/12	4174304	9/11/03	45	illegal Conversion.	No action. No conversion. Already issued violation in 4/03 for illegal basement apartment and work without permit.
304	3422/25	4182368	1/6/04	45	Illegal conversion.	No action necessary.
311	3399/4	4166082 4166862	5/13&5/14/03 5/22/03	30 85	Questionable structural stability Failure to retain water.	No access twice. LS4 posted. Received 5/22/03.
401	3402/13	4178687	None	45	Illegal conversion.	Received 11/5/03
465	3403/1	4171622	12/3&12/10/03	45	Illegal conversion.	No access twice. LS4 posted.
502	3434/28	4190770	4/9/04	10	Falling debris.	Violation for loose PVC siding on 2 <sup>nd</sup> floor. DOB 040904C05ZP03, ECB 34423313R.. Violation not in computer.
509	3405/5	4178793	None	45	Illegal conversion.	Received 11/6/03. No inspected yet. Active.
562	3435/35	4154639	1/6/03	45	Illegal conversion.	No action. No conversion.
605	3408/10	4155183	9/17/02	45	Illegal conversion.	No action. No conversion
607	3408/8	4164735	None	29	Unguarded vacant building.	Received 4/18/03.
651	3467/13	4174853 4174799	1/16&1/20/04 2/13/04	45 45	Illegal basement apartment. Illegal basement apartment.	No access twice. LS4 posted. No access once. LS4 posted.
659	3467/6	4178794	1/27/04	45	Illegal conversion.	No action. No conversion.
660	3454/34	4154390	11/19/02	45	Illegal conversion.	No action. No conversion.
661	3467/4	4178795	1/20/04	45	Illegal conversion.	Violation for illegal SRO on 1 <sup>st</sup> floor. DOB 012004C05BK01, ECB 34422228H. LS 4 posted for basement. Not inspected since.
662	3454/36	4154391	11/14/02	45	Illegal basement apartment.	Violation for basement work without permit. DOB 111402C05RJR02, ECB 34375512X.
664	3454/38	4128301	6/12&6/19/01	45	Illegal conversion.	No access twice. LS4 posted. Has not been inspected since.
677	3468/12	4178812	1/20/04	71	Illegal SRO	No action. No SRO.
681	3468/8	4175031 418938	3/16/04 3/16/04	31 45	Illegal certificate of occupancy. Illegal conversion/	No access once. No access once.
925	3475/42	4169777	8/18/03	45	Illegal conversion.	No action. No conversion. Violations issued 1/01 for illegal electrical work. Violation issued in 10/01 & 10/02 for work without permit and failure to comply for illegal cellar apartment.
927	3475/41	4169780	8/18/03	45	Illegal conversion.	No action. No conversion. Violations served on 12/15/02 for work

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
						without a permit.
933	3475/38	4121199	4/28/01	45	Illegal basement apartment	Violations served work without permit DOB 042801C05MJ01, ECB 34287657R.
935	3475/37	4124353	3/30/01	45	Illegal conversion.	No action. No conversion.
<b>PALMETTO STREET</b>						
1720	3456/19	4171516 4164645 4168604 4168599 4161514 4167878 4167877 4167889	9/25&9/26/03 4/11/03 6/17/03 None None None None None	05 30 30 59 59 59 73 85	Work without permit Failure to maintain – structural stability Failure to maintain. Electric work without permit Electric work without permit Defective electric wiring. Failure to maintain – rotted frame in ceiling. Failure to retain water	No access twice. LS4 posted. Violation for failure to maintain joists in basement. DOB 041703C05BP01, ECB 343960134 – no compliance. Violation for electric & plumbing work without permit. DOB 061703C052802, ECB 34388117Z – no compliance. Received 6/17/03 Received 7/30/03 Violation served A212732. Received 11/8/03 Received 11/8/03
1816	3458/15	4122514	3/24 & 3/27/01	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
1862	3469/11	4155187	9/17/02	45	Illegal conversion.	No action. No conversion.
1872	3469/19	4181283	None	45	Illegal basement apartment	Active, not inspected. Received 12/19/03.
1874	3469/21	4102344	3/17/00	45	Illegal basement apartment	Violations served for illegal occupancy, alterations, and basement occupancy. DOB 031700C05CP08/09/10, ECB 34237810Z & 34237811K.
1876	3469/23	4181284	None	45	Illegal basement apartment	Active. Not inspected yet. Received 12/04/03.
1877	3468/56	4139038	1/9/02	45	Illegal conversion.	Violations for illegal basement apartment. DOB 010902C05CD01/02, ECB 34307008M & 3430700K.
1879	3468/55	413854	12/31/01 & 1/2/02	45	Illegal basement apartment	Received violation in 8/01 for illegal occupancy in basement and work without permit. For more recent complaints – no access twice. LS4 posted. Not inspected since.
1881	3468/54	4116425	10/29/00	45	Illegal conversion.	No action. No conversion.
1882	3469/29	4138355	12/27/01	45	Illegal basement apartment	Violations in 10/97 & 01/01 for illegal basement. Most recent violations for work without permit DOB 122701C05C002, ECB 34302695K.
1883	3468/53	4116422	1/21/01	45	Illegal basement apartment	Violations served in 01/01 for illegal basement and work without permit. Most current violations issued for illegal occupancy and

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
1883	Cont'd					work without a permit in basement. DOB 012101C05BK03/04, ECB 34268247K & 34268248M.
1884					not valid address	
1885					not valid address	
1892					not valid address	
1911	3478/67	4143584	4/26 & 4/30/02	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.
1921	3478/57	4155188	10/15/02	45	Illegal conversion.	No action. No conversion.
1925	3478/53	4180609	None	45	Illegal conversion.	Active. Received 11/26/03. Not inspected yet. Violations service in 03/01 for illegal occupancy.
1925	Cont'd					
1929	3478/50	4174017	9/9/03	05	Work without permit	Violation for work without permit DOB 090903C05M01, ECB 34409661M – dismissed.
		4174030	12/15/03	45	Illegal conversion.	No action necessary.
2036	3489/26	4122520	3/24/01	45	Illegal basement apartment.	No action. No conversion.
59-33	3498/70	4122521	3/23/01	45	Illegal basement apartment	Violations for alteration in basement DOB 032301C05JM04, ECB 34276304H.
59-46	3499/42	4150681	9/17/02	45	Illegal basement apartment	No action. No conversion.
60-11	3527/127	4177905	None	45	Illegal conversion.	Received 10/24/03.
60-22	3528/24	4183260	1/5/04	45	Illegal conversion.	No action necessary.
60-62	3528/56	4181721	12/16/03	45	Illegal conversion.	No action necessary.
61-13	37127-	4144251	53—2	45	Illegal basement apartment	No action. No conversion.
61-18	3613/14	4144252	5/1/02	45	Illegal basement apartment	No action. No conversion.
61-19	3612/57	4173503	12/02/03	45	Illegal conversion.	No action necessary.
61-23	3612/55	4144253	4/23/02	45	Illegal basement apartment	No action. No conversion.
61-25	3612/54	4153099	11/6/02	45	Illegal basement apartment	No action. No conversion.
61-35	3612/49	4144255	5/1/02	45	Illegal basement apartment	No action. No conversion.
61-46	3613/28	4177807	1/14/04	45	Illegal basement apartment	No action. No conversion.
61-48	3613/29	4148434	9/24/02	45	Illegal basement apartment	No action. No conversion.
61-50	3613/30	4128308	6/18&6/30/01	45	Illegal basement apartment	Violations for illegal basement apartment. DOB 061801C05CD01/02, ECB 34283737Z & 34283738K.
61-52	3613/31	4179310	None	45	Illegal basement apartment	Received 11/2/03. Not inspected yet.
64-09	3616/5	4164551	8/11/03	45	Illegal basement apartment	Denied access twice on 5/29/02, 8/16/02, 10/29/02, 3/31/03, 8/11/03. LS 4 posted. Not inspected since.
64-12	3617/11	4153100	10/21&10/22/02	45	Illegal basement apartment	No access twice. LS4 posted. Not inspected since.
64-20	3617/15	4156009	1/6/03	45	Illegal basement apartment	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
64-23	3616/26	4125522	5/14/01	71	Illegal SRO.	Violations for work without permit, illegal cellar apartments. DOB 051401C05LW06/07, ECB 34293272R & 34293273R.
64-27	3616/24	4173978	12/11/03	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
64-30	3617/20	4125524	5/22/01	71	Illegal SROs	Violations for illegal basement apartment DOB 052201C05CD05/06, ECB 34287623Z & 34287622R.
64-31	3616/22	4173314	12/22/03	45	Illegal conversion.	No action. No conversion.
64-32	3617/21	4129369	7/2/01	45	Illegal conversion.	No action. No conversion.
64-34	3617/22	4144259	4/30/02	45	Illegal basement apartment	No access twice. LS4 posted. No inspection since.
64-42	3617/26	4176903	None	45	Illegal conversion.	Received 10/10/03
		4184001	2/26/04	45	Illegal conversion.	No access once.
<b>PUTNAM AVENUE</b>						
1716	3461/11	4154392	11/14&11/18/02	45	Illegal apartments.	No access twice. LS4 posted. Not inspected since.
1724	3461/19	4154393	11/21/02	45	Illegal apartments	No action. No conversion.
1822	3463/23	4154394	2/11/02	45	Illegal apartments.	No action. No conversion.
1917	3481/60	4154347	12/30&31/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
1921	3481/57	454350	12/8/02	45	Illegal conversion.	No action. No conversion.
1924	3482/13	4128587	6/23/01	45	Illegal conversion.	No action. No conversion.
1931					Not valid address.	
59-31	3501/53	416961	5/23&27/03	45	Illegal basement apartment	No access twice. LS4 posted. No inspected since.
59-35	3501/51	4170739	12/3&12/10/03	45	Illegal basement apartment.	No access twice. LS4 posted on 1 <sup>st</sup> visit
59-35	<b>Cont'd</b>	4183490	2/26/04	45	Illegal basement apartment.	No access.
60-01	3501/50	4164356	7/2&7/7/03	45	Illegal basement apartment	No access twice. LS4 posted.
		4171040	12/1/03	45	Illegal basement apartment.	No access once. LS4 posted.
60-03	3501/49	4173205	12/2/03	45	Illegal conversion.	No action. No conversion.
60-07	3501/47	4151436	9/18/02	45	Illegal basement apartment	Violations for altered basement and work without permit. DOB 09902C05RJR03/04, ECB 34337823X & 34337824H.
60-08	3510/9	4175798	10/22/03	45	Illegal conversion.	Received 9/26/03.
60-09	3501/45	4151437	10/11/02	45	Illegal conversion.	No action. No conversion.
60-10	3510/10	4173927	12/22/03	45	Illegal conversion.	No action. No conversion.
60-12	3510/11	4151442	10/24/02	45	Illegal conversion.	No action. No conversion.
60-13	3501/44	4173248	1/20/04	45	Illegal conversion.	No action. No conversion.
60-15	3501/43	4181713	12/16/03	45	Illegal conversion.	No action. No conversion.
60-17	3501/42	4175821	1/27&2/2/04	45	Illegal conversion.	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
60-17	Cont'd	4185448	None	45	Illegal conversion.	No action. No conversion.
60-19	3501/41	4187688	3/5/04	45	Illegal conversion.	No action. No conversion.
60-24	3511/37	4154358	1/6/03	45	Illegal conversion.	No action. No conversion.
60-25	3530/100	4176640	None	45	Illegal conversion.	Received 10/7/03.
60-29	3530/98	4176804	None	45	Illegal conversion.	Received 10/9/03.
60-42	3511/45	4184798	2/6/04	45	Illegal conversion.	No action necessary.
60-44	3511/46	4154359	12/11/02	45	Illegal conversion.	Violations for illegal occupancy in basement. DOB 121102C05RJR01, ECB 34375789Z.
60-45	3530/90	4157921	2/3/03	45	Illegal conversion.	Violation for work without permit. DOB 020303C05RJR01, ECB 34374983H. No compliance.
		4177255	None	45	Illegal conversion.	Received 10/16/03.
60-46	3511/47	4154361	12/04/02	45	Illegal conversion.	No action. No conversion.
60-49	3530/88	4182626	1/6/04	45	Illegal conversion.	No action. No conversion.
60-52	3531/5	4173201	12/22/03	45	Illegal conversion.	No action. No conversion.
60-54	3531/6	4175800	None	45	Illegal conversion.	Received 9/26/03.
60-56	3531/8	4175818	None	45	Illegal conversion.	Received 9/26/03.
60-58	3531/8	4175818	None	45	Illegal conversion.	Received 9/26/03.
60-63	3530/81	4174042	1/16&1/20/04	45	Illegal basement apartment.	No access twice. LS4 posted.
60-65	3530/80	4173513	12/2&12/16/03	45	Illegal basement apartment.	No access twice. LS4 posted.
60-68	3531/13	4102351	3/24/00	45	Illegal basement apartment.	Violations for illegal alterations and illegal occupancy, work without permit. DOB 032400C05CP01/02; ECB 34225952X & 34225953H.
60-69	3530/78	4178026	None	45	Illegal conversion.	Received 10/27/03.
60-73	3530/76	4183816	2/20/04	45	Illegal conversion.	No action. No conversion.
60-75	3530/75	4162564	5/19/03	45	Illegal basement.	No access twice. LS4 posted.
60-79	3530/73	4177044	None	45	Illegal basement apartment.	Active. Received 10/14/03. Not inspected yet.
		415436	12/04&05/02	45	Illegal conversion.	No access twice. LS4 posted.
60-81	3530/72	4182440	1/16/04	45	Illegal conversion.	No action. No conversion.
60-83	3530/71	4183256	1/5/04	45	Illegal conversion.	Violation for residence altered and work without permit. DOB 010504C05BK01/02, ECB 34421917Z & 4421918K – dismissed.
60-87	3530/69	4174093	1/27/04	45	Illegal conversion.	No action. No conversion.
<b>RENE COURT</b>						
2101	3361/42	4178813	none	45	Illegal conversion.	Violation for apartment in basement. DOB 020409C05CR02, ECB 34430933N & 3443932L – dismissed..

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
2108	3362/4	4178815	2/4/04	45	Illegal conversion.	No action necessary.
2109	3361/38	4178816	2/11/04	45	Illegal conversion.	No access 1 <sup>st</sup> attempt. LS4 posted. Not inspected since.
2114	3362/7	4183815	1/26/04	45	Illegal conversion.	No action. No conversion.
2115	3361/35	4178817	2/4/04	45	Illegal conversion.	Violation for apartment in basement. DOB 020404C05CR03/04, ECB 34430935R & 34430934P, pending..
2118	3362/9	4144845	4/20/02	45	Illegal SROs in basement.	Violation for illegal basement DOB 041802C05RJR01/02, ECB 34311337P & 34311338R.
<b>SENECA AVENUE</b>						
404	3429/21	4177488	None	45	Illegal conversion.	Received 10/19/03.
408	3429/25	4176963	None	45	Illegal conversion.	Received 10/12/03.
551	3435/14	4154395	11/8/02	45	Illegal conversion.	No action. No conversion.
553	3435/12	4154396	12/4/02	45	Illegal conversion.	No action. No conversion.
563	3435/2	4154396	12/4/02	45	Illegal conversion.	No action. No conversion.
577	3438/11	4154397	11/14/02	45	Illegal conversion.	No action. No conversion.
579	3438/9	4154399	12/04/02	45	Illegal Conversion.	Violations for work without permit. No conversion. DOB 120402C05RJR01/02, ECB 343756488 & 34375649R.
581	3438/7	4154400	12/2/02	45	Illegal apartments.	No access twice. LS4 posted. Not inspected since.
602	3441/20	4171220	9/17/03	05	Work without permit.	No action. No work.
603	3439/12	4143596	4/13/02	71	Illegal SRO	Violations for work without permit and one illegal occupancy. DOB 041302C05BK01/03/04, ECB 34318633L & 34318634N.
653	3454/11	4154401	12/5/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
657	3454/7	4154402	12/3/02	45	Illegal basement apartment.	Violation for 2 <sup>nd</sup> floor right side, residence altered. LS4 for cellar. DOB 120202C05RJR02, ECB 34375645J – affidavit accepted.
		4157848	12/18&12/19/02	45	Illegal basement apartment.	No access twice. LS4 posted.
		4176824	None	73	Failure to maintain back yard..	Active. Received 10/9/03. Not inspected yet.
675	3455/10	4129201	7/1/01	45	Illegal occupancy.	No action. No conversion.
779	3462/10	4132989	9/4/01	59	Defective electric wiring.	No access once.
816	3461/37	4163225	6/10&6/11/03	05	Work without permit.	No access twice. LS4 posted.
		4167571	6/10 & 6/11/03	05	Work without permit.	No access twice. LS4 posted.
		4179901	None	05	Work without permit.	Received 11/19/03
		4167572	6/10&6/11/03	37	Locked egress.	No access twice. LS4 posted.
975	3574/10	4167718	None	05	Work without permit.	Received 6/6/03.
1002	3564/26	4122526	4/21/01	45	Illegal conversion.	No action. No conversion.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
1006	3564/28	4122527	4/14/01	45	Illegal conversion.	No action. No conversion.
<b>STANHOPE STREET</b>						
1732	3429/16	4154642	12/4/02	45	Illegal conversion.	No action. No conversion.
1734	3429/17	416532	3/10/03	45	Illegal conversion.	No action. No conversion. previous Violations issued for work without permit.
1873	3401/52	4155176	9/17/02	45	Illegal conversion.	No action. No conversion.
1877	3401/48	4182436	1/20/04	45	Illegal conversion.	No action necessary.
<b>STARR STREET</b>						
333					Not valid address.	
1867	3395/41	4151252	10/03/02	45	Illegal basement	Violation for residence altered & work without permit. DOB 100302C05BK07/08, ECB 34336829M – no compliance & ECB 34336830J – overdue compliance.
		4161221	5/12&5/14/03	45	Illegal conversion.	No access twice. LS 4 posted. No inspection since.
		4169514	12/01&12/11/03	45	Illegal basement apartment.	No access twice. LS4 posted.
1871	3395/39	4143602	4/22/02	45	Illegal conversion.	No action. No conversion.
1872	3396/22	4186313	2/20/04	05	Work without permit	No action necessary.
		4186310	2/20/04	45	Illegal conversion.	No action necessary.
<b>STEPHEN STREET</b>						
1713	3564/47	4174273	none	45	Illegal conversion.	Received 9/8/03.
1735	3564/35	4170512	None	55	School bus parked in res. area	Received 7/15/03.
<b>STOCKHOLM STREET</b>						
1812	3426/17	4144260	4/29/02	45	Illegal conversion.	No action. No conversion.
1877	3400/48	4122545	3/23/01	45	Illegal conversion.	No action. No conversion.
1879	3400/47	4122547	3/17/01	45	Illegal conversion.	No action. No conversion.
1881	3400/46	4118880	2/2/01	45	Illegal conversion.	No action. No conversion.
1883	3400/45	4118881	3/04/01	45	Illegal conversion.	No action. No conversion.
1885	3400/44	4118882	32/2/01	45	Illegal basement apartment.	Violations issued for illegal occupancy. DOB 02210C05JM07/8, ECB 34276407K & 34276408M.
1886	3401/29	4118883	3/17/01	45	Illegal conversion.	No action. No conversion.
1894	3401/33	4118805	2/22&3/3/01	45	Illegal basement apartment.	No access twice. LS4 posted. Not inspected since.



Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
<b>ST. JOHN'S ROAD</b>						
7	3391/39	4137433	12/12712/13/01	45	Illegal conversion.	Previous violations issued in 1999 for failure to maintain. 1 <sup>st</sup> floor alteration and occupancy in basement. No access twice. LS4 posted. Not inspected since.
17	3391/32	4157375	1/10/03	45	Illegal conversion.	No action. No conversion.
<b>ST. NICHOLAS AVENUE</b>						
281	3443/14	4173629	12/4/03	05	work Without permit.	No action necessary.
285	3443/10	4172787	2/4/04	45	Illegal conversion.	No action necessary.
<b>SUMMERFIELD STREET</b>						
1627	3554/88	4105510	5/7/00	45	Illegal conversion.	Violation for illegal occupancy, alteration, and work without permits in basement. LS4 posted for 2 <sup>nd</sup> and 3 <sup>rd</sup> floors. DOB 050700CP01/02/03, ECB 34240248H (overdue compliance) & 34240249J (dismissed).
		4108269	5/14/00	45	Illegal conversion 2 <sup>nd</sup> & 3 <sup>rd</sup> floor	No access twice. LS4 for 3 <sup>rd</sup> floor.
		412925	5/2/01	59	Defective electric wiring.	No access once to basement.
1723	3566/41	4184503	3/12/04	45	Illegal basement apartment.	Violation for work without permit & 3-piece bathroom. DOB 32204C05RG01, ECB 34419956Z – pending.
1729	3560/40	4059397	3/24&4/01/97	32	Illegal certificate of occupancy.	No access twice.
		4058943	3/25/&4/01/97	45	Illegal basement apartment.	No access twice.
		4059395	None	59	Faulty electrical wiring	Received 11/14/96
1826	3578/84	4165466	None	55	Disabled cars stored in driveway	Received 5/01/03.
59-24	3589/14	4122549	3/14/01	45	Illegal conversion.	No action. No conversion.
59-26	3589/15	4122551	3/24/01	45	Illegal conversion.	No action. No conversion.
59-28	3589/16	4122553	3/14/01	45	Illegal conversion.	No action. No conversion. Previous violations in 1998 and 1999f or illegal occupancy in basement.
59-46	3589/26	4155278	2/5/03	45	Illegal conversion.	Violation issued for work without permit. No illegal conversion. DOB 020503C05RJR03, ECB 34374993L.
5948	3589/28	4181712	12/23/03	45	Illegal conversion.	Violation for residence altered and work without permit. DOB 122303C05BK04/05, ECB 34421908R – pending.
<b>TROUTMAN STREET</b>						
1717	3412/47	4177154	none	45	Illegal conversion.	Received 10/15/03.
		4160193	5/8&5/14/03	52	No permit for sprinkler system	No access twice.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
		4166970	None	55	Truck parked in residential area	Received 5/26/03
1879	3394/49	4130462	8/7/01	59	Defective electrical wiring.	No access once.
<b>WOODBINIE STREET</b>						
1662	3450/17	4084077	none	59	Exposed & defective electric wiring in home with children	Received 9/17/98
1923	3479/58	4102355	10/12/00	45	Illegal conversion.	Violations for work without permit. DOB 101200C05MJ01, ECB 34260167Y.
1925	3479/56	4174839 4190864	2/13&2/18/04 None	45 45	Illegal basement apartment. Illegal basement apartment.	No access twice. LS 4 posted. Received 4/9/04.
1927	3479/54	4118888	4/21/01	45	Illegal conversion.	No action. No conversion.
1935	3479/48	4186367	3/12/04	45	Illegal conversion.	No action. No conversion.
1937	3479/46	4122555	7/01/01	45	Illegal conversion.	No action. No conversion.
2031	3489/42	4128302	6/10/01	45	Illegal conversion.	Violations for illegal cellar apartment. DOB 061001C05CD03/04. ECB 34283298X & 34283299H.
59-11	3499/84	4143604	4/12&4/15/02	71	Illegal SROs.	No access twice. LS 4 posted. Not inspected since.
59-14	3500/16	4143607	4/2/02	45	Illegal conversion.	No action. No conversion.
59-16	3500/18	4143609 4143610	4/8/02 4/8/02	45 71	Illegal conversion. Illegal conversion.	No action. No conversion. No action. No conversion.
59-17	3499/80	4143611 4143613 4133591	4/8/2 4/8/02 9/4/01	45 71 59	Illegal conversion. Illegal SRO. Electrical work without permit	No action. No conversion. No action. necessary. No access on 1 <sup>st</sup> visit. Inspected for illegal SROs 9/01. No conversion. No action.
59-29	3499/71	4171110	12/3/03	45	Illegal conversion.	No action. No conversion.
59-30	3500/28	4151449	9/17/02	45	Illegal conversion.	No action. No conversion.
59-32	3500/29	4151450	9/27/02	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
59-34	3500/30	4177610	10/24/03	45	Illegal conversion.	Violation for work without permit. DOB 102403C05RG03, ECB 34417390J.
59-38	3500/32	4171225 4186922	12/4/03 3/8/04	45 45	Illegal basement apartment. Illegal basement apartment.	Violation for front yard zoning. No access to house. DOB 120403C09RJR03, ECB 34422948X – pending. No access once.
59-39	3499/63	4130201	7/15/01	45	Illegal conversion.	No access twice on 6/18/01 & 7/14/01. Access on 7/15/01. No action, no conversion.
59-40	3500/33	4171315	12/3/03	45	Illegal basement apartment.	Violation for bedroom in basement. DOB 120303C0SP101, ECB 34417153X – no compliance.

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
59-54	3500/39	4122556	3/31/01	45	Illegal conversion.	No action. No conversion.
60-20	3529/31	4175447	1/16/04	45	Illegal conversion.	No access twice.
60-34	3529/33	4155976 4164783 4178265	12/30&31/02 8/11&12/03 None	45 45 45	Illegal basement apartment. Illegal basement apartment. Illegal basement apartment.	No access twice. LS4 posted. No access twice. Received 10/30/03.
60-40	3529/37	4174041	2/4/04	45	Illegal conversion.	No action. No conversion.
60-45	3558/03	4177144	None	45	Illegal conversion.	Received 10/15/03.
60-50	3529/45	4175200	3/18&3/24/04	45	Illegal basement apartment.	No access twice. LS4 posted.
60-51	3528/99	4172177	12/01/03	45	Illegal conversion.	No action. No conversion.
60-55	3528/97	4171929 4161928	5/29/03 5/16&5/19/03	95 45	Work without permit Illegal basement.	No access once. LS4 posted. No access twice. LS4 posted.
60-57	3528/95	4173400	1/5/04	45	Illegal conversion.	No action. No conversion.
60-60	3529/53	4182345	1/6/04	45	Illegal conversion.	Violation for work not conforming to plans. DOB 0100604C05BK01, ECB 34421919M – no compliance.
61-11	3613/ 7501	4175278	12/13&12/14/03	05	Work without permit.	No access twice. LS4 posted.
64-10	3618/11	4167838	8/7&8/8/03	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
64-12	3618/12	4178821	1/26/04	45	Illegal conversion.	No access twice. LS 4 posted. Not inspected since. Violations served in 6/02 for work without permit in basement. No illegal conversion then.
64-15					Not valid address.	
64-16	3618/14	4122356	3/11&3/13/01	45	Illegal conversion.	No access twice. LS4 posted. Not inspected since.
64-17	3617/56	4165739	7/2/03	45	Illegal basement apartment.	Violations for work without permit & basement altered. DOB 070203C05rJR03/04, ECB 34404054H & 34404055J.
64-18	3618/15	4122358	3/8/01	45	Illegal conversion.	Violations served for work without permit. DOB 03801C05JM01, ECB 34276665N.
64-19	3617/55	4173749	None	73	Failure to maintain. Plumbing fixtures stored in common driveway.	Active. Received 8/27/03. Never inspected. Received a violation 2/01 for work without permit and illegal occupancy in basement.
64-23	3617/52	4122360	3/15/01	45	Illegal conversion.	Violations issued for work without permit. DOB 031501C5JM01, ECB 34276667R. No illegal conversion violation.
64-25	3617/51	4122361	3/16/01	45	Illegal conversion.	Violation for work without permit. No conversion. DOB 031601C05JM01, ECB 34276662L.
64-27					Not valid address.	

Address	Block/Lot	Complaint #	Inspection Date	Category #	Description of Complaint	Status and Action Taken
64-44	3618/28	4122362	2/21/01	45	Illegal conversion.	No action necessary. No conversion.
64-55	3617/36	4188335	3/24/04	45	Illegal conversion.	No action necessary.
<b>WOODWARD AVENUE</b>						
176	3395/16	4151048	None.	55	Junked car parked in lot.	Received 8/5/02.
376	3401/34	4114827	9/7/00	59	Defective electric wiring	Assigned to electric control.
481	3388/6	4171345	12/3/03	45	Illegal conversion.	Violation for work without permit for 3-piece bathroom. DOB 120103C05P103, ECB 34417155J – no compliance.
660	3467/44	4054401	9/29/03	57	Illegal boiler.	No violations found.
662	3467/46	4167683	None	09	Excessive debris.	Received 6/5/03.
<b>WYCKOFF AVENUE</b>						
853	3547/4	4170141	7/11/03	10	Staircase in danger of collapse	Violation for wood treads pulling away from public staircase. DOB 071103C05M01, ECB 34403983H – no compliance.
		41771111	None	59	Faulty electrical wiring.	Received 10/14/03.
855	3547/3	4175282	10/16/03	05	Work without permit.	Stop work order served. Violation for work without permit. DOB 101603C05NB01, ECB 34417402H – pending.
		4175956	10/16/03	85	Failure to retain water.	Assigned to plumbing division.
871	3548/10	4158728	None	36	Illegal driveway.	Received 1/2/03.
		4077557	9/26/01	73	Failure to maintain carport.	Violation for 3 parked cars without plates & debris in yard. DOB 092601C05K02, ECB 34304875R – affidavit accepted.
1008					Not found.	

7326  
**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 368 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID WHITMAN

Address: 9011-5<sup>TH</sup> AVENUE

I represent: SMALL PROPERTY OWNERS OF NY (SPONY)

Address: 1681-3<sup>RD</sup> AVE, N.Y. N.Y.

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Chief Tom JUSAN

Address: FDAIY

I represent: Chief of Fire Prevention

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 246 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Patricia Dora

Address: 141 39 73 JUNE FLY 2, 11307

I represent: QUEENS CIVIC CENTER

Address: SAME

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 & 368 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/7/11

(PLEASE PRINT)

Name: SHAFIQ ISLAM, URBAN JUSTICE CENTER

Address: 123 WILLIAM STREET, 16TH FLOOR, NEW YORK, NY 10038

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 & 368 Res. No. \_\_\_\_\_

in favor  in opposition

oversight Date: 6-7-11

(PLEASE PRINT)

Name: Samuel Biele-Fisher

Address: 150 Sealey Street Brooklyn NY

I represent: Pratt Center / NY IRN

Address: 200 Wiloughby Ave Bklyn NY

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: DAVID WHITMORE

Address: 9011-5<sup>TH</sup> AVENUE

I represent: Small Property Owners of New York (SPONY)

Address: 1661-3<sup>RD</sup> AVENUE, N.Y. N.Y.

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. 368

in favor  in opposition

Date: June 7, 2011

(PLEASE PRINT)

Name: Larry Woods

Address: 573 Columbus Ave NY 10024

I represent: Goddard Riverside Community

Address: Center & SKO Law Project

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: P. Robert Linandri

Address: Dept of Buildings

I represent: NY Commissioner

Address: 280 Broadway

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Robert Linandri

Address: Commissioner

I represent: Dept. of Buildings

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/7/11

(PLEASE PRINT)

Name: Giselle Bouthier

Address: \_\_\_\_\_

I represent: Coalition for the Homeless

Address: 129 Fulton St

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/7/11

(PLEASE PRINT)

Name: Jill Hamberg

Address: 57 W. 93 St. 3E, NY, NY 10025

I represent: Myself

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240/368 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6-7-11

(PLEASE PRINT)

Name: Tanya Kessler

Address: \_\_\_\_\_

I represent: MFY Legal Services

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆



**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 & 368 Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/7/11

(PLEASE PRINT)

Name: MARIKA DIAS

Address: 854 WEST 180<sup>TH</sup> ST., NEW YORK NY 10033

I represent: MAKE THE ROAD NEW YORK

Address: 301 GROVE ST., BROOKLYN NY 11237

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Vito Mustaciolo

Address: Deputy Commissioner of Enforcement

I represent: Neighborhood Services

Address: HPD

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240/368 Res. No. 1

in favor  in opposition

Date: 6-7-11

(PLEASE PRINT)

Name: PATRICK SICONOLFI

Address: 377 BROADWAY

I represent: COMMUNITY HOUSING IMPROVEMENT PROGRAM

Address: 377 BROADWAY, NYC, NY 10013

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 240 Res. No. 368  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Rherta Bernstein

Address: 1681 3 Avenue

I represent: S.P.O.N.Y

Address: 1681 3 Avenue

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Lt. Eddie Bolas

Address: \_\_\_\_\_

I represent: UFOA

Address: \_\_\_\_\_

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_  
 in favor  in opposition

Date: 07 JUN 11

(PLEASE PRINT)

Name: DARLEEN VECCHIO

Address: 572 47 ST BK 11220

I represent: \_\_\_\_\_

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6/7/11

Name: FRANK RICCI (PLEASE PRINT)

Address: \_\_\_\_\_

I represent: RSA

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: 6-7-11

Name: CHRISTOPHER ATHINEOS (PLEASE PRINT)

Address: \_\_\_\_\_

I represent: SPONY

Address: \_\_\_\_\_

◆ Please complete this card and return to the Sergeant-at-Arms ◆

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

6/7/11

I intend to appear and speak on Int. No. 20/368 Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Suma Agrani

Address: 37-43 177<sup>th</sup> St, 2<sup>nd</sup> Fl, Jackson Hts, NY 11375

I represent: Chhaya Ltd

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL  
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. \_\_\_\_\_ Res. No. \_\_\_\_\_

in favor  in opposition

Date: \_\_\_\_\_

(PLEASE PRINT)

Name: Chief Thomas Jensen

Address: Chief of Fire Prevention

I represent: FDNY

Address: \_\_\_\_\_

Please complete this card and return to the Sergeant-at-Arms