



February 21, 2017

Mr. Steve Croman  
9300 Realty  
632 Broadway, 7th Floor  
New York, NY 10012

Mr. Croman:

We write regarding the housing conditions at one of your properties, 159 Stanton Street, on the Lower East Side. We have been contacted about deplorable housing conditions at this building and we demand that you work to address all repairs and safety issues here right away.

Our offices have been contacted about several issues at 159 Stanton Street, which houses rent regulated tenants and seniors, such as: makeshift staircases made from plywood; broken windows; water leaks throughout the building; multiple break-ins due to lack of basic security measures; hazardous construction; and a general lack of repairs. These conditions are simply unacceptable, they translate to tenant harassment, and we urge you to address them quickly.

Our offices are familiar with the patterns of disrepair, neglect, and harassment your management company is known, and currently being investigated, for. For these reasons, we have advocated for the City to send out inspectors to 159 Stanton Street to survey conditions.

We look forward to continuing discussions with tenants, advocates and your management company to bring quick and safe repairs to 159 Stanton Street. Should you have any questions, you may contact us via Assemblymember Yuh-Line Niou at 212-312-1420 or [niouy@nyassembly.gov](mailto:niouy@nyassembly.gov).

Sincerely,

Yuh-Line Niou  
Assemblymember

Gale Brewer  
Manhattan Borough President

Daniel Squadron  
State Senator

Brad Hoylman  
State Senator

Margaret Chin  
Councilmember

Rosie Mendez  
Councilmember

Cc: 159 Stanton Street Tenant Association  
New York State Attorney General  
New York State Homes and Community Renewal, Tenant Protection Unit  
NYC Housing Preservation and Development  
NYC Department of Buildings