

# Regulatory Shaming:

A case study of New York City's Landlord  
Watchlist

## NYC LANDLORD WATCHLIST

LANDLORDS

BRONX

BROOKLYN

MANHATTAN

QUEENS

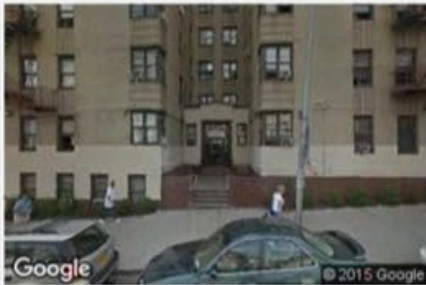
STATEN ISLAND

THE 100 WORST LANDLORDS  
IN NEW YORK CITY

BUILDINGS NEAR YOU



SEARCH FOR AN ADDRESS



**PARKASH 2675 LLC**  
VED PARKASH, HEAD OFFICER

**2235**

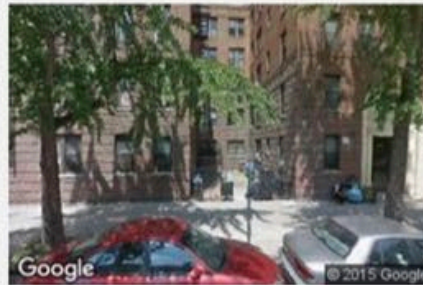
VIOLATIONS

**11**

BUILDINGS

**720**

UNITS



**HDS FUNDING CO**  
HARRY D SILVERSTEIN, HEAD OFFICER

**1482**

VIOLATIONS

**7**

BUILDINGS

**408**

UNITS



**ELG 1275 LLC**  
YECHIEL WEINBERGER, HEAD OFFICER

**1392**

VIOLATIONS

**11**

BUILDINGS

**316**

UNITS



**1025 BOYNTON AVENUE  
REALTY LLC**  
MOSHE PILLER, HEAD OFFICER

**1263**

VIOLATIONS

**8**

BUILDINGS

**401**

UNITS



## 2021 Landlord Watchlist

### 100 Landlords Watchlist Overview

On this year's Worst Landlord Watchlist, there were a total of 463 buildings that house a total of 9,384 units. Over the time period from December 2020 to November 2021, these Watchlist buildings averaged **55,202** open Housing Preservation and Development violations.

#### Immediately Hazardous Violations

2021 Watchlist buildings averaged **1.4** immediately hazardous "C" Level Violations per unit while buildings with more than two units across New York City averaged **0.1** immediately hazardous "C" level violations per unit.



Examples of class "C" violations include issues with heat, no hot water, rodents, lead paint, etc.

#### Hazardous Violations

2021 Watchlist buildings averaged **3.3** hazardous "B" Level violations per unit while buildings with more than two units across New York City averaged **0.4** hazardous "B" level violations per unit.



Examples of class "B" violations include issues with lighting, painting, required signage, proper fire safety, etc.



# One of NYC's 'worst landlords' sues Public Advocate over disparaging title

*Kamran Hakim is suing the public advocate for \$15 million*

By **Rachel Sugar** | Dec 30, 2016, 12:10pm EST



210 East 34th Street, one of the buildings owned by Kamran Hakim | Screen shot via Google Maps

# Residents complain of rat-infested Bronx building owned by 1 of NYC's 'Worst Landlords'



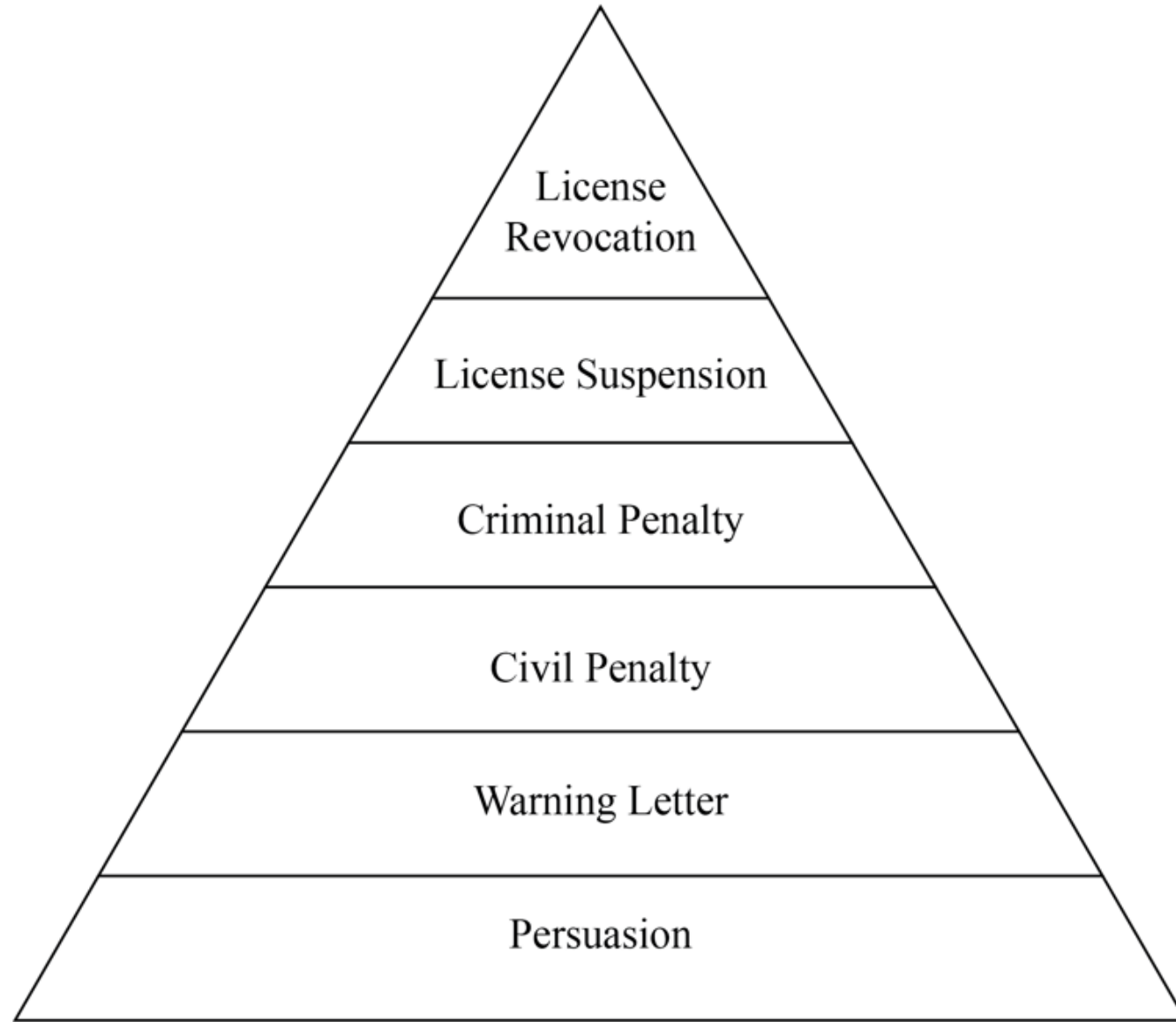
Thursday, February 16, 2017



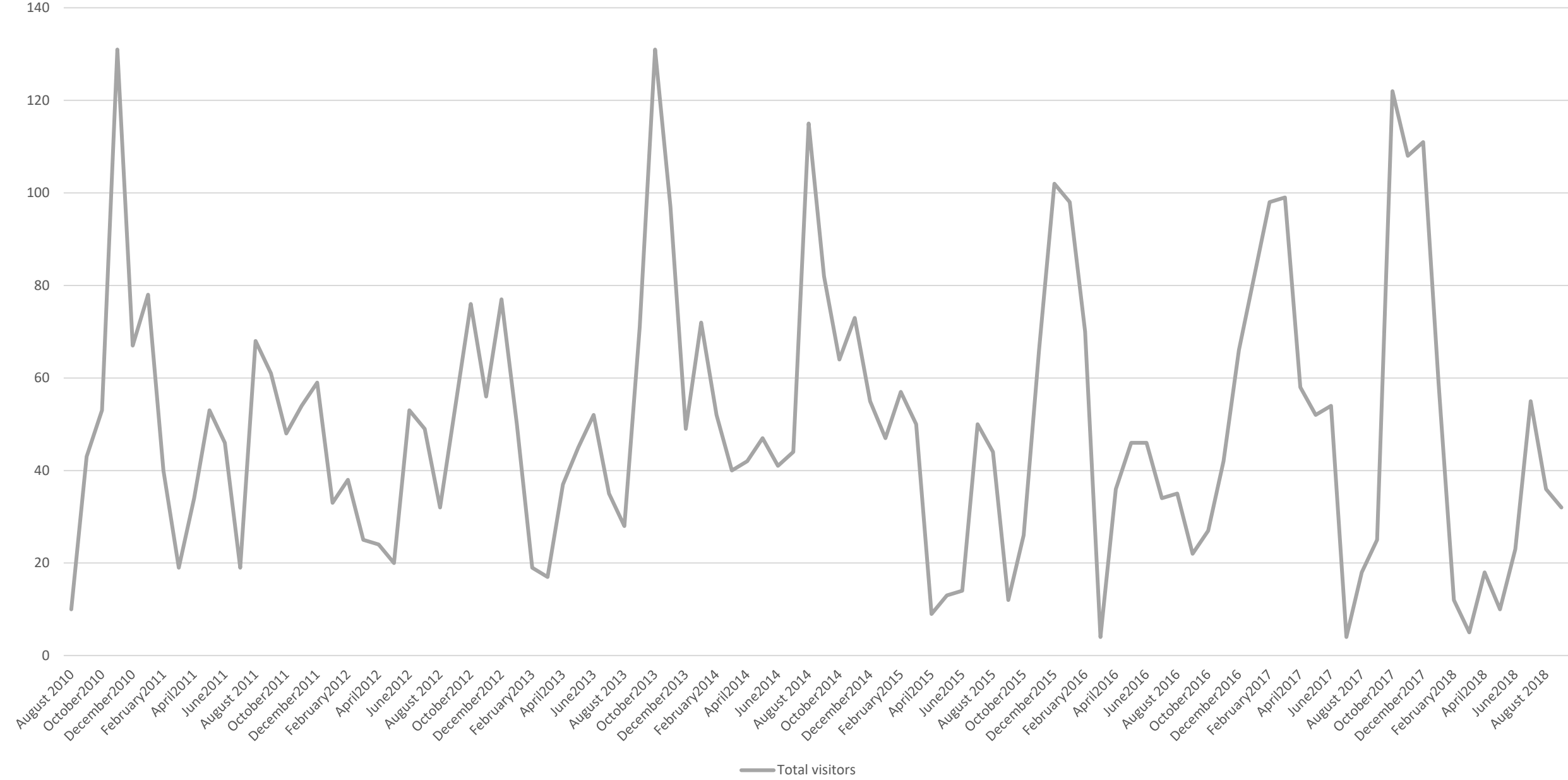
EMBED <

MORE VIDEOS >

Rob Nelson has the latest on the rat-related disease in the Bronx.



# Unique web visitors to the Landlord Watchlist website



# Lessons learned

- Hard to argue measured violations reduced by LW
- Landlord watchlist:
  - Drew media attention
  - Prompted tenant organizing and litigation
  - Used by 'infomediaries'
  - 'Worked' in some cases
- Moral message contradicted by continuing City contracts
- Treatment was to the most frequent offenders



# Recommendations

- Publicize results
- Coordinate across agencies
- Have a strategy for the moral message you want to send
- Praise high-road employers to encourage cooperation and compliance
- Make data public