



City of Long Beach

Property Owners Held Accountable for Illegal Apartments



Last year, at the request of City Council President Scott J. Mandel, the City of Long Beach announced the formation of a Housing Task Force that is being completely supported by a \$30,000 community development grant.

"Illegal Housing is a pervasive violation in our community," states City Council President Scott J. Mandel. "It overburdens our infrastructure, creates parking problems, and increases taxes in our school district. So our police department and building department are now working together to crack down on illegal housing. The best part about this program is that it is fully funded by the federal government and of absolutely no cost to taxpayers."

For over a year, the Housing Task Force has been dispatched to all areas of the community, enforcing the City's code. The team of two police officers and one building inspector has investigated many complaints. Dozens of homes have been found to be in violation, and those property owners have been summoned to Long Beach City Court.

Since January 1st, 2012, the following properties have been issued citations for illegal housing (NOTE: A citation is merely an accusation, and is not a conviction. The owners of the addresses listed below have not been convicted on any crime):

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| 145 W Olive Street | 428 Harrison Street | 111 E Penn Street |
| 120 E Hudston Street | 534 W Olive Street | 101 Michigan Street |
| 250 E Park Ave | 48 Louisiana Street | 175 E Olive Street |
| 513 Shore Road | 317 E Olive Street | 811 W Park Ave |
| 152 E Market Street | 26 Arizona Ave | 40 Wisconsin Street |
| 65 E Fulton Street | 12 E Penn Street | 21 Louisiana St |
| 348 E Fulton Street | 138 W Olive Street | |
| 249 E Broadway | 144 E Pine Street | |

In addition, since January 1st, 2012 the owners of the following properties have pled guilty or been convicted of offenses involving illegal housing:

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| 435 E Beech Street | 26 Maryland Ave | 425 E Olive Street |
| 65 Kentucky Street | 72 E Hudson Street | 3 September Walk |
| 114 E Chester Street | 134 E Pine Street | 360 E Olive Street |
| 90 E Hudson Street | 217 W Pine Street | 217 National Blvd |
| 68 East Fulton Street | 211 E Penn Street | 158 W Walnut Street |
| 132 W Market Street | 23 Florida Street | 160 E Pine Street |
| 812 E Chester Street | 43 Connecticut Ave | 125 E Fulton Street |
| 17 Kirkwood Street | 654 E Chester Street | 731 E Walnut Street |
| 101 Pennsylvania Ave | 95 Georgia Ave | 212 W Hudson Street |
| 15 E Market Street | 353 E Hudson Street | 84 Nebraska Street |
| 360 E Hudson Street | 133 W Chester Street | |
| 93 Louisiana Street | 134 E Walnut Street | |

Case Studies

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| <p><u>21 Louisiana St.</u> The basement tenant was seen on News 12 talking to reporters; owner has been summoned to court; absentee owner</p> | <p><u>120 E. Hudson St.</u> Owner's brother in law converted a two-family into a six-family; currently in court</p> | <p><u>145 W. Olive St.</u> Rooming house; received injunction to vacate; City cleaned property for exterior violations; applied \$5,000 lien; absentee owner</p> | <p><u>317 E. Olive St.</u> 2nd Floor rooming house; absentee owner</p> |
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Offenses have ranged from illegal two and three families to rooming houses and garage conversions into rooms.

"If you are currently renting illegally, now is the time to correct the violation," comments Police Commissioner Michael Tangney. "If you are aware of anyone else renting illegally, now is the time to let us know. Additionally, if you were contemplating doing this yourself, now is certainly not the time to do so."

The City urges residents who are aware of illegal apartments in Long Beach to contact the City's Housing Task Force at 516-431-1000 ext. 239 or via email at illegalrentals@longbeachny.org. All complaints are kept strictly confidential and never disclosed to the owner of the premises.

Please check the city's website at www.longbeachny.gov for updates.