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September 28, 2026

Hon. Zohran K. Mamdani
Mayor, City of New York
City Hall
New York, NY 10003

Hon. Dina Levy, Commissioner
NYC Department of Housing Preservation and Development
100 Gold Street
New York, NY 10038

Hon. Sideya Sherman, Director
NYC Department of City Planning
120 Broadway
New York, NY 10271

Hon. Brad Hoylman-Sigal
Manhattan Borough President
One Centre Street, 19th floor
New York, NY 10007

Hon. Carl Wilson
NYC City Councilmember, 3rd District
224 West 30th Street, Suite 1206
New York, NY 10001

Hon. Valerie de la Rosa
Chair, Community Board 2 Manhattan
3 Washington Square Village, #1A
New York, NY 10012

**Re: Choice of Camber Property Group to develop
affordable housing at 388 Hudson Street, Manhattan**

Dear Mayor Mamdani, Commissioner Levy, Director Sherman,
Borough President Hoylman-Sigal, Councilmember Wilson, and
Chair de la Rosa,

I write to express our ongoing concern regarding the choice of
Camber Property Group to develop affordable housing on city-
owned land at 388 Hudson Street, Manhattan. It is particularly
troubling that questions we and others have raised regarding
Camber's selection in relation to their documented track record
as a landlord and developer are yet to receive any substantive
response. Further investigation of Camber's record has only
given us deeper cause for concern.

As you know, [Camber and its principal Rick Gropper](#) were named #17 on the Public Advocate's List of the "100 Worst Landlords in NYC," a list which, [according to the Public Advocate](#), "enables tenants, public officials, advocates, and other concerned individuals to identify which residential property owners consistently flout City laws intended to protect the rights and safety of tenants." Rankings are based upon the number of open violations by each owner during the one-year period covered by the survey. Public statements by Camber have sought to rebut that finding, by saying their appearing on that list is simply a consequence of purchasing distressed properties with many violations already in place, which they then diligently seek to correct — a retort we have heard repeated by Camber's defenders. But an examination of the public record paints a picture dramatically different than this characterization, and raises additional questions which cannot be dismissed by this explanation.

Twin Parks North West Fire

Perhaps most disturbingly, it can't be ignored that Camber had for over two years been the co-owner and sole manager of the Twin Parks North West development at 333 East 181st Street in the Bronx when, on January 9, 2022 a fire there killed 17 people, including 8 children, and injured 44 others, in what was the second deadliest residential fire in New York City history. An [investigation by The New York Times](#) found that the fire safety system at Twin Parks (for which a building owner and manager are responsible) suffered a catastrophic failure and that the deaths were preventable, resulting from faulty self-closing doors. A Congressional committee examining the tragedy similarly [deemed](#) the fire "preventable." According to [published reports](#), "[a]t the time of the tragedy, the 52-year-old building had been [flagged with 18 open violations and 174 total violations](#) since the new ownership consortium had purchased the building...according to records filed with the city Department of Housing Preservation and Development. Some tenants also claimed that smoke detectors in the building were so defective that they regularly experienced false alarms. Residents had filed [more than 30 complaints](#) that detailed dangerous conditions in the year preceding the fire, including some that stated the apartments had no heat." A lack of heat was the apparent reason for the use of space heaters which sparked the fire, and the frequent false fire alarms were, according to tenants quoted, the reason more did not respond quickly to the alarm when it went off during the fire.

According [to the New York Times](#):

Two tenants who [survived the fire](#) filed a lawsuit...against the building's owners, arguing that the self-closing doors in the building malfunctioned, that there were issues with the fire alarms frequently going off, and that the owners failed to provide adequate heat to the building.

"This was a totally preventable tragedy," said Robert Vilensky, a lawyer for the tenants. "Had the landlord and city done the things that they are required to do, 17 people would be alive and scores of others unharmed."

Camber Property Group has been taken to court by city housing officials in recent years to enforce building repairs, legal filings show. A building that Camber owns in Brooklyn was the subject of five complaints about a lack of heat and hot water in 2020... At another building in the Bronx, city inspectors found two violations related to a lack of adequate heat at the building in 2020...

A report by the [Associated Press and PBS News](#) found:

Stefan Beauvogui, who lived with his wife in [Twin Parks North West] for about seven years, said cold was an ongoing problem in his fourth-floor apartment. Beauvogui said he had three space heaters for the winter — for the bedrooms and the sitting room. The heating system that was supposed to warm the apartment "don't work for nothing." He said he had complained, but it had not been fixed.

New York City inspectors...issued violations for problems with self-closing doors on five apartments in the building and one opening to a stairwell stretching back a dozen years, according to a database maintained by the Department of Housing Preservation and Development.

Annia Ciezadlo, [writing in The Guardian following the fire](#), said:

Over the past 11 months, [Twin Parks North West](#) racked up a litany of complaints to the city's complaint line: no heat in 6K; broken pipe; broken or missing radiator; no heat; broken or missing door; electric wiring exposed; ventilator system missing; no heat or hot water in 6E; no heat in 18E; no heat in 6K; and the list goes on.

An investigation [published by the Pulitzer Center](#) based upon interviews with tenants at Twin Parks North West paints a very different picture than that of a

benevolent purchaser of distressed properties seeking to correct prior violations and provide safe, quality housing to residents:

[S]tories from tenants of Twin Parks suggest that longtime lack of attention to fire hazards and negligence from the building's management created a series of problems that directly and indirectly led to the fire that morning. They say oversights, including poor heating systems and ignoring the legal requirement to have functioning self-closing doors, were part of a broader pattern of neglect that went beyond fire safety. If that pattern had been addressed, perhaps the fire could have been prevented.

Twin Parks residents say they had filed many complaints with the landlords over the years about issues like rodent infestation, leaks and mold, and broken radiators. Throughout the winter, tenants complained about freezing apartments and dank hallways. Families resorted to buying space heaters when outside temperatures dropped to as low as 20 degrees Fahrenheit. Complaints [filed](#) by tenants just a month before the fire, in December 2021 included lack of heat and self-closing doors that did not work.

Proper repairs were only done once a year, timed conveniently close to Section 8 inspections by HPD. After inspections, building management would revert to slow responses or no repairs.

"I also had problems with mold, and I would call them [the building management] to come and see and fix it," Bryant says, but even though management would come to check, nothing was done. Bryant would put in requests to the building management and wouldn't get a response. A complete renovation was only done after the fire.

"They put a lot of Band-Aids on things," says Sandra Clayton, 62, who lived in Twin Parks for 26 years and has not returned there since the fire. Clayton says when she had complaints, she called the management office, but it was often quicker to just do minor repairs herself. "We gave them our money and we expected service. That was supposed to be a given," she said.

Saidattu Hamed, a 34-year-old who lived on the 12th floor with her two children, says she did not want to move back to Twin Parks after four months at a hotel, because she did not trust that the management would

fully address the problems that the building had and feared that another tragedy might occur.

Hamed also remembers enduring persistent problems in her apartment before the fire. Many times, the stove wouldn't work and during many cold winters, there wasn't enough heat. There was also the unpleasant problem of rodent infestation. Hamed says she remembers calling the police once when it became too much. "Sometimes, we could not sleep because of the rats. Those things were eating all the food we had," she said. She echoes Campbell's descriptions of getting repairs only when Section 8 inspections were imminent.

However, Petrie, who moved back into his apartment in July, says that despite the restoration work there are a startling number of ongoing problems with the building. The first thing that struck him when he moved back in was how rusty the water was. For days he had to use bottled water for cooking and cleaning. After several complaints to the building's management, Petrie eventually called the Department of Environmental Protection to report it, and within a few weeks, the problem was fixed.

After that incident, Petrie claims he was threatened, told that if he made trouble, his lease would not be renewed. But he insists he wants to keep making "good trouble, like Mr. John Lewis."

[According to NBC-NY News](#), problems of the kind that led to the fire continued at the development even after the deadly conflagration:

After 17 people died in the flames and smoke of the 2022 Twin Parks fire in the Bronx, high-rise fire safety took on new importance in NYC. Despite that, the I-Team found some investors behind the building that burned continue to face complaints about heat and fire doors.

According to inspection records, in the twelve months after the deadly fire, city housing officials issued at least 40 notices of violation for malfunctioning self-closing doors to those seven buildings [that are wholly or partially owned by the same investors behind the Twin Parks highrise], including twenty-seven problem doors at 355 East 184th Street [in the Bronx, co-owned by Camber].

According to HPD records, since the deadly fire last January, there have been at least 100 complaints about cold apartments from tenants in buildings that share ownership with the Twin Parks tower.

It is difficult to reconcile these reports with the explanation for, and dismissal of, Camber's landing at the #17 spot on the 100 Worst Landlords list. It's also difficult to reconcile with their selection to develop more such housing on city-owned land, except perhaps that this decision was made in the final days of the Adams Administration. [According to the New York Times](#):

During his real estate career, Mr. Gropper [Principal of Camber Property Group] has [as of 2022] contributed more than \$11,000 to the campaigns of local lawmakers, records show. He also attended a fund-raiser for Mr. Adams, who was then the Brooklyn borough president, in May 2018, at the home of a real estate developer named Jamie Wiseman...At the time, Mr. Gropper was awaiting a recommendation from Mr. Adams about developing two residential buildings in Bushwick — a project that faced local opposition and had been voted against by the local community board.

Camber's lobbyist on that Bushwick project was Tiffany Raspberry, who Mr. Adams [later] named as a senior adviser for external affairs... Lobbying disclosures show that Ms. Raspberry worked for Camber in 2018 and 2019...When Mr. Adams was elected mayor, Mr. Gropper also served on the transition team advising him on housing.

Other Histories of Problems with Conditions at Camber Buildings

Twin Parks North West is far from the only location where Camber's record of property management and treatment of tenants raises serious questions.

First, it should be noted that while Rick Gropper and Camber appeared at #17 on the Worst Landlords list, that ranking was based upon total number of open violations, regardless of the number of buildings in the owner's portfolio. Several of the landlords who ranked higher with more open violations had considerably larger holdings. Had those rankings been based on number of open violations per building, among the top 17 offenders, Gropper and Camber would have leapt to the number 9 spot. Five of the landlords on the list above Camber actually had a lower rate of violations per unit than Camber did.

While rankings on the list are based upon total open violations, the list also includes the number of evictions undertaken by each owner during the prior

two year period. Unsurprisingly, the numbers tend to be high among landlords on the list. But even among the top 17, at 28 evictions Gropper/Camber had the most evictions of all but five on the list, even though the majority of these landlords had more units in their portfolios than Camber. [Number 1-ranked Margaret Brunn](#), for instance, had 35 evictions across 1,439 units, meaning evictions were carried at a rate of 1 for every 41 units; for Camber, that rate was more than four times higher, at 1 for every 9.5 units. In one 60-unit building owned by Camber at 1314 Seneca Avenue in the Bronx, 14 evictions were carried out over a 2 year period, or a rate of one for nearly every 4 units.

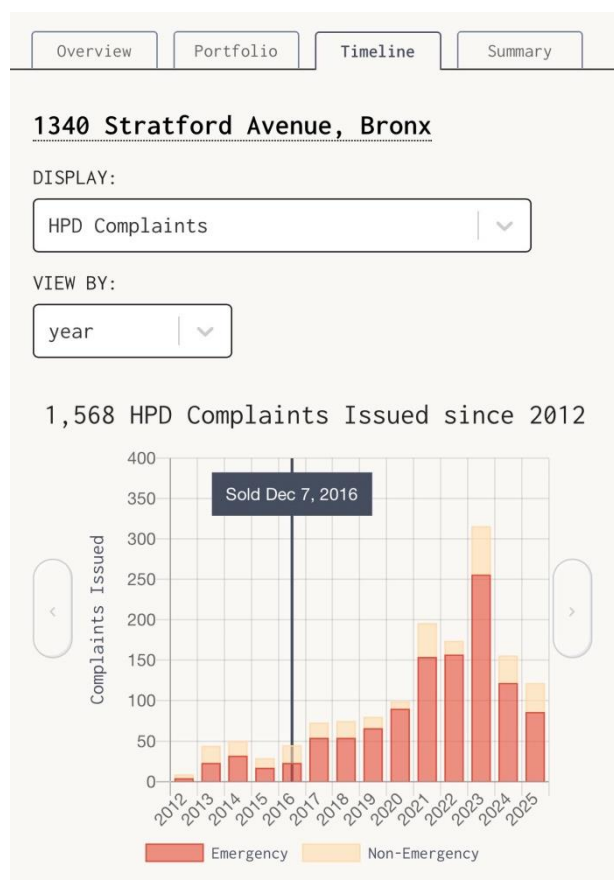
Moving from the big picture to particular locations, Camber's portfolio has grown tremendously in recent years, which includes both extant properties that were purchased and an increasing number of ground-up development projects. Among both groups, there are numerous examples that call into question Camber's characterization of their record, and their efforts to dismiss their placement on the 100 Worst Landlords list.

Purchased Properties

1340 Stratford Avenue in the Bronx is a 129-unit building constructed in 1966 under the Mitchell-Lama program, which Camber purchased in 2016. As with so many other Camber buildings, following its purchase, complaints filed with HPD, violations issued by HPD, and eviction proceedings increased dramatically. [According to Just Fix's Who Owns What](#), the building has 635 violations and 156 eviction filings, of which 14 have been executed — an extraordinary amount for a 129-unit building. But what's most striking is how those numbers ballooned after Camber's purchase of the property. HPD complaints, which never exceeded 50 per year prior to Camber's purchase — and some years numbered in the single digits — quickly grew to 73 per year after the change in ownership, and steadily climbed to a whopping 316 per year in 2023. Notably, by far the majority of complaints were for emergency conditions (i.e. those considered hazardous or dire). Some years more than 90% of the huge volume of complaints were for emergency conditions. By contrast, under prior ownership, emergency complaints never reached 50% of the comparatively meager number of complaints filed in the building (in fact, that previously highest percentage of emergency complaints came in 2012, when 4 of 9 complaints filed were emergencies, a far cry from the peak of 316 complaints filed per year under Camber ownership).

The number of violations issued for the building also increased after Camber's takeover. The highest number of violations issued per year prior to Camber's

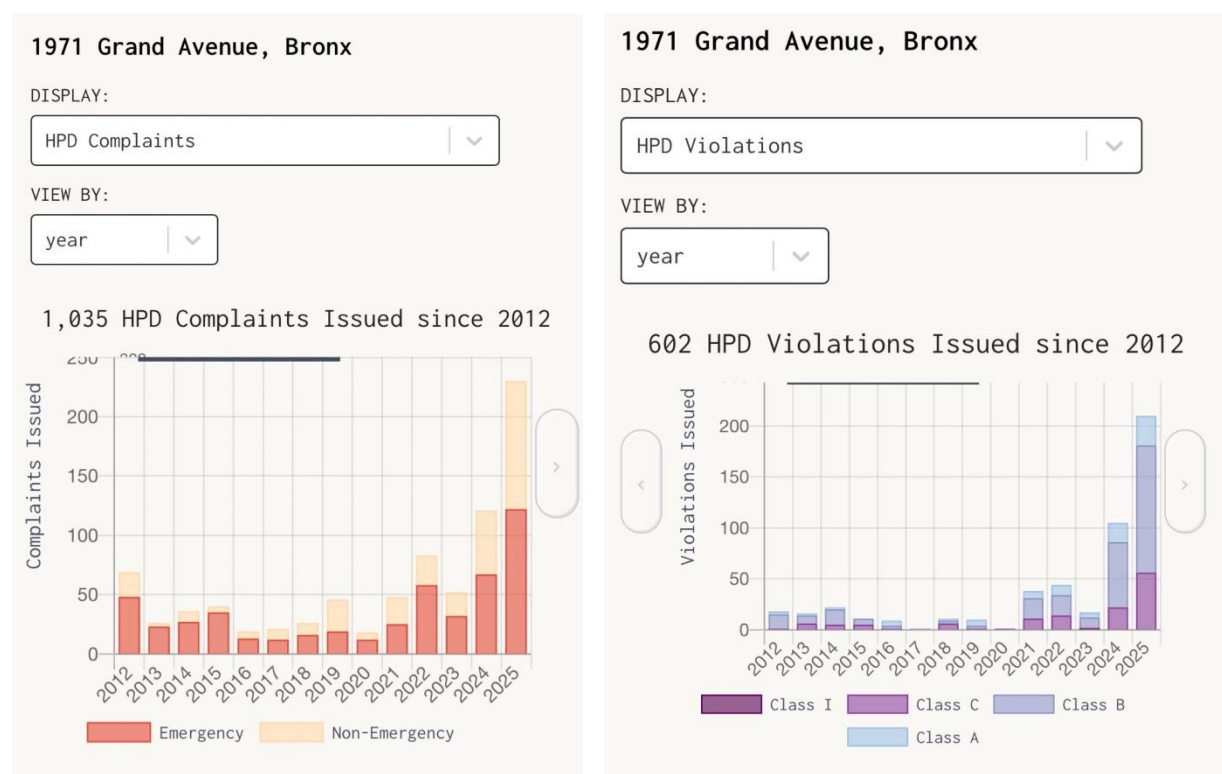
purchase of the building was 34 in 2013. By contrast, under Camber the number of violations issued annually for the building reached a high of 110 in 2023, and remained consistently well above the peak recorded high reached under the prior ownership. And while the website's records for eviction filings only covers the period of Camber ownership, the total of 156 filings means that on average more than one eviction case has been filed for every unit in the building. No less than 4 eviction proceedings were filed per year (in 2020), and the high water mark for eviction proceedings was 40 cases filed just last year in 2025 — a shocking number for a 129-unit building.



But these statistics, as disturbing as they are, tell only part of the story. A February, 2022 investigation by The City titled [“What If We’re Next?’ Tenants Fire Up Heaters in Frigid Building Owned by Twin Parks Landlord,”](#) conducted just after the Twin Parks North West fire, found multiple residents of 1340 Stratford Avenue complaining of nearly identical conditions to those at Twin Parks North West, with many of those conditions confirmed by the reporter. This included a consistent lack of heat and hot water, faulty fire alarms, an electrical fire, the need to use dangerous space heaters, defective doors and

windows, and a lack of responsiveness to complaints that had been going on for years under Camber.

No. 1971 Grand Avenue in the Bronx is one of the 7 buildings owned by Camber that landed them on the 2025 100 Worst Landlords list, for its 182 HPD violations and 7 evictions in a building with just 39 units. [More recent figures](#) for the building compiled by Just Fix's Who Owns What show 140 open violations, 608 total violations, 88 eviction filings, and 5 evictions executed in this 39-unit building. It cites the most common 311 complaints for the building over the last 3 years as lack of heat or hot water (108), pests (65), and problems with plumbing (54). According to this same source, since Camber purchased the property in 2021, there has been a marked increase in complaints to HPD about conditions in the building and violations issued by HPD for conditions in the building, as well as an increase in eviction filings — belying Camber's characterization of the large number of violations in their buildings as an inherited burden they have taken on and are improving.



No. 1314 Seneca Avenue in the Bronx is a 60-unit building purchased by Camber in March, 2018. Again [according to Just Fix's Who Owns What](#), after Camber purchased the building, evictions accelerated rapidly, and have remained consistently high during their period of ownership, with over 150

eviction proceedings since their purchase. In contrast to Camber's claim that their high number of violations result from their buying distressed properties and inheriting problems that take time to fix, at this building complaints grew in the years following Camber's 2018 purchase, reaching a crescendo in 2023 of 410 emergency HPD complaints and 179 non-emergency HPD complaints — nearly triple the number of complaints logged in any recorded year under prior ownership. Violations issued by HPD for this building also spiked in the years after its purchase by Camber, peaking in 2023 with 428 violations issued — all in a 60-unit building.

Camber purchased the 15-unit building at 47 East 130th Street in Manhattan in late 2021. Here as well, [according to Just Fix's Who Owns What](#), HPD complaints and violations surged in the years following their purchase, garnering as many as 32 violations in 2024 and 50 complaints that same year — meaning an average of more than 2 violations and more than 3 complaints per unit in just a 12 month period. Prior to Camber's purchase, including in 2020, the year before they took possession, there were as few as zero complaints filed and zero violations issued per year for the entire building.

Newly-Built Construction

The preceding examples would seem to contradict the explanations offered for Camber's large numbers of violations which landed them on the 100 Worst Landlords list. But an increasingly important part of Camber's portfolio, and one which is particularly relevant to their selection to develop 388 Hudson Street, is projects they have developed from the ground up and for which they are responsible. Here as well, there are multiple cases that give pause regarding the choice of Camber to develop this property, as no prior circumstances or inherited building conditions can be blamed for Camber's record.

No. 11 West 118th in Manhattan is a new 100% affordable housing development for low-income and formerly homeless seniors Camber developed in 2021. In that 136-unit building, [records show](#) 35 complaints were made to HPD about the building, by far the majority of which were emergency complaints, meaning they regarded a hazardous or dire condition. Records also show 150 violations issued, or on average more than one per unit, including 14 that remained open. Violations issued for the building by HPD were predominantly for the most serious Class B, C, and I type, which means they involved conditions which were deemed hazardous or immediately hazardous, or involved a fundamental property issue, such as a landlord's failure to

register the building, the building being in Alt. Enforcement Program, or a Vacate Order issued. Records also showed 28 eviction filings, which began almost immediately after the building opened, and grew in numbers in the years that followed, with 3 evictions executed (meaning for the majority of eviction proceedings cases filed by Camber, a housing court judge did not rule to evict the tenant). It should be noted that complaints filed and violations issued began almost immediately after the building opened, and have remained steady since. It should also be noted that during the construction process, 31 DOB violations were issued, nearly all of which were serious enough to warrant referral to the Environmental Control Board (ECB).

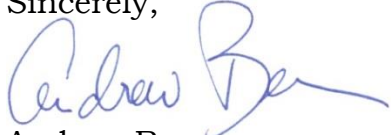
At Camber's [Tremont Residences at 913 East Tremont Avenue/1973 Daly Avenue in the Bronx](#), which was completed in December, 2024, that 119-unit building has already had 253 HPD complaints filed (on average more than 2 per unit), with 46 currently open violations (approximately 1 for every 2.5 units). Nearly all of these violations were for Hazardous or Immediately Hazardous conditions (see [here](#) and [here](#)).

At [the Strand at 176 Woodward Avenue in Queens](#), which was completed in December, 2021, Camber built and managed an [amenity-rich](#) new residential development with [92 market-rate and 40 affordable](#) units. However, even here, numerous [complaints have been filed with HPD about conditions at the building since it opened](#), and those complaints have increased in volume every year since. They grew from 4 non-emergency complaints to a total of 71 complaints in 2025, 35 of which were categorized as "Emergency." Similarly, HPD violations issued against the building began its first year, growing from 16 in 2021 to 68 in 2025, with the severity of the violations growing as well, and an increasingly large percentage for the more serious Class I, B, and C offenses. Eviction filings have also climbed every year since the building opened, from 6 in 2022 to 30 in 2025, for [a total of 67, with 13 evictions executed](#). And it should be noted that during construction, the building racked up 61 Department of Buildings violations, 48 of which were of the most serious variety requiring an Environmental Control Board hearing.

In conclusion, clearly there is ample evidence that Camber has earned its spot near the top of the 100 Worst Landlords list, with a deep and wide track record of serious tenant complaints, HPD and Department of Buildings violations, and pursuit of evictions against tenants. There is also ample evidence to contradict Camber (and its defenders') claim that their large number of violations are merely a consequence of inheriting troubled conditions at buildings, since

records and published reports of tenants' complaints indicate the problems emanate from, and in some cases grow with, Camber's ownership and management. That their new construction shows a pattern of voluminous and often increasing numbers of complaints by residents, violations issued, and evictions pursued, as well as serious building code violations during construction, adds all the more reason to question the appropriateness of their choice as developer of this large project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Andrew Berman", with a stylized flourish at the end.

Andrew Berman
Executive Director

cc: Public Advocate Jumaane Willaims
City Council Speaker Julie Menin
City Council Land Use Committee Chair Kevin Riley
City Council Zoning Subcommittee Chair Farah Louis
Assemblymember Grace Lee
David Siffert