



January 22, 2026

Hon. Alvin L. Bragg, Jr.
Manhattan District Attorney
New York County
One Hogan Place
New York, NY 10013

Dear Manhattan District Attorney Bragg:

We write to urge you to investigate potential violations of New York Penal Law, specifically reckless endangerment and harassment of rent regulated tenants, by A&E Real Estate Holdings at the Westgate apartment complex, which encompasses 135 W 96th St and 120-160 W 97th St in Manhattan.

Since acquiring the property in 2018, A&E has allegedly presided over a deterioration of life-safety systems. Residents fear this pattern is calculated to constructively evict regulated tenants. This concern was heightened during a recent meeting with our offices, where ownership dismissed city fines as irrelevant, stated that further penalties would not prompt repairs, and explicitly attributed the hazardous conditions to recent rent regulation laws.

This distinct lack of urgency is underscored by a violation load of over 300 HPD violations, including more than 100 Class C (Immediately Hazardous) infractions, alongside specific dangerous conditions:

- In August 2025, an elderly couple reported being trapped for 40 minutes in a stalled elevator car on their way to dialysis. The emergency alarm reportedly failed to connect to a dispatcher. This is part of a chronic pattern of elevator outages that continuously hinder accessibility and endanger residents.
- Tenants lost cooking gas in December 2025 and reported to our offices that they received no clear timeline for restoration. Tenants are concerned that utility costs will now be intentionally shifted to tenants via submetered electric cooking, altering the terms of tenancy and effectively increasing rent.
- The building's boiler, located at 135 W 96th Street, has several outstanding

violations, and tenants have reported inconsistent heat and hot water for several years.

- Fire Department inspections have identified additional fire safety deficiencies, including failure to provide extinguishers, maintain fire barriers, and maintain required exits.

The duration of these impairments, combined with the landlord's dismissal of regulatory fines, suggests A&E Real Estate may be neglecting its statutory duty of care. We respectfully urge you to investigate these actions as potential criminal conduct.

Thank you for your attention to this matter.

Sincerely,



Brad Hoylman-Sigal
Manhattan Borough President
City of New York



Micah Lasher
Member of Assembly - 69th Assembly
District



Shaun Abreu
City Council - District 7