



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	209	EAST 10 STREET	15	2	Carlina Rivera	BIG APPLE MANAGEMENT	90	6.00	\$ -66.67	DISCHARGED	COMPLIANCE
MN	531	EAST 5 STREET	8	2	Carlina Rivera	SASSON REALTY	50	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	195	10 AVENUE	8	3	Erik Bottcher	195 10TH AVENUE LLC	122	15.25	\$ 68.52	DISCHARGED	COMPLIANCE
MN	305	WEST 99 STREET	47	6	Gale A. Brewer	DAVID EISENSTEIN REAL ESTATE	251	5.34	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3350	BROADWAY	31	7	Shaun Abreu	3350 BW 136 INC	143	4.61	\$ 89.86	DISCHARGED	COMPLIANCE
MN	509	CATHEDRAL PARKWAY	94	7	Shaun Abreu	EMPIRE MGMT AMERICA CORP	314	3.34	\$ 4.23	DISCHARGED	COMPLIANCE
MN	110	HAMILTON PLACE	18	7	Shaun Abreu	URBAN GREEN MANAGEMENT	185	10.28	\$ 12.27	ACTIVE	
MN	115	HAMILTON PLACE	26	7	Shaun Abreu	URBAN GREEN MANAGEMENT	286	11.00	\$ 0.00	ACTIVE	
MN	765	RIVERSIDE DRIVE	100	7	Shaun Abreu	JK MANAGEMENT CORP	401	4.01	\$ -34.70	DISCHARGED	COMPLIANCE
MN	246	WEST 106 STREET	11	7	Shaun Abreu	ONESOURCE PROPERTY MANAGEMENT SERVICES	117	10.64	\$ 0.00	DISCHARGED	COMPLIANCE
MN	519	WEST 134 STREET	25	7	Shaun Abreu	MANOR MANAGEMENT LLC	81	3.24	\$ 0.00	DISCHARGED	COMPLIANCE
MN	520	WEST 134 STREET	24	7	Shaun Abreu	520 WEST 134TH STREET HDFC	219	9.13	\$ 0.00	DISCHARGED	COMPLIANCE
MN	502	WEST 135 STREET	25	7	Shaun Abreu	BLUESKY MANAGEMENT NY LLC	77	3.08	\$ 0.00	DISCHARGED	COMPLIANCE
MN	509	WEST 135 STREET	15	7	Shaun Abreu	AMSTERDAM 135, LLC	84	5.60	\$ 216.60	DISCHARGED	COMPLIANCE
MN	618	WEST 136 STREET	29	7	Shaun Abreu	SHIRAZIAN, EDWIN	96	3.31	\$ 15.59	DISCHARGED	COMPLIANCE
MN	606	WEST 137 STREET	26	7	Shaun Abreu	BROWNSTONE PROFESSIONAL SERVICES CORP	116	4.46	\$ 0.00	DISCHARGED	COMPLIANCE
MN	531	WEST 145 STREET	13	7	Shaun Abreu	URBAN GREEN MANAGEMENT	156	12.00	\$ 43.09	ACTIVE	
MN	515	WEST 147 STREET	21	7	Shaun Abreu	HOLY LAND MANAGEMENT LLC	74	3.52	\$ 4.99	DISCHARGED	COMPLIANCE
MN	563	WEST 150 STREET	31	7	Shaun Abreu	557-563 W 150TH ST HDFCORP	106	3.42	\$ 0.00	ACTIVE	
MN	504	WEST 157 STREET	9	7	Shaun Abreu	504 WEST 157TH STREET LLC	208	23.11	\$ 0.00	DISCHARGED	COMPLIANCE
MN	508	WEST 158 STREET	16	7	Shaun Abreu	TISSA MANAGEMENT	53	3.31	\$ 0.00	DISCHARGED	COMPLIANCE
MN	655	WEST 160 STREET	43	7	Shaun Abreu	TRI-HILL MANAGEMENT	241	5.60	\$ -4.65	ACTIVE	
MN	545	WEST 164 STREET	51	7	Shaun Abreu	NIEUW AMSTERDAM PROPERTY MANAGEMENT	189	3.71	\$ 0.00	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	546	WEST 165 STREET	6	7	Shaun Abreu	MUSSENDEN, PAULETTE	109	18.17	\$ 0.00	ACTIVE	
BX	260	BROOK AVENUE	26	8	Diana Ayala	260 BROOK LLC	81	3.12	\$ 0.00	DISCHARGED	COMPLIANCE
MN	327	EAST 108 STREET	34	8	Diana Ayala	PEAK PROPERTIES RE	133	3.91	\$ 0.00	DISCHARGED	COMPLIANCE
MN	310	EAST 116 STREET	9	8	Diana Ayala	SASSON REALTY	71	7.89	\$ 0.00	DISCHARGED	COMPLIANCE
MN	316	EAST 117 STREET	18	8	Diana Ayala	BRONSTEIN PROPERTIES LLC	137	7.61	\$ 0.00	DISCHARGED	COMPLIANCE
MN	311	EAST 119 STREET	4	8	Diana Ayala	311 EAST 119 LLC	181	45.25	\$ 2,165.75	ACTIVE	
BX	526	EAST 138 STREET	29	8	Diana Ayala	TENNENBAUM, DAVID	162	5.59	\$ -0.45	DISCHARGED	COMPLIANCE
MN	1890	ADAM C POWELL BOULEVARD	28	9	Kristin Richardson Jordan	JOHN B LOVETT	120	4.29	\$ 911.49	DISCHARGED	COMPLIANCE
MN	2030	ADAM C POWELL BOULEVARD	57	9	Kristin Richardson Jordan	SHINDA MANAGEMENT CORPORATION	286	5.02	\$ 0.00	ACTIVE	
MN	76	ST NICHOLAS PLACE	31	9	Kristin Richardson Jordan	ROSE PROPERTY MGMT GRP LLC	153	4.94	\$ -5.13	ACTIVE	
MN	361	WEST 116 STREET	10	9	Kristin Richardson Jordan	SIR REALTY	151	15.10	\$ 23.83	DISCHARGED	COMPLIANCE
MN	201	WEST 120 STREET	42	9	Kristin Richardson Jordan	DAVID, ISRAEL	162	3.86	\$ 149.51	DISCHARGED	COMPLIANCE
MN	133	WEST 145 STREET	29	9	Kristin Richardson Jordan	ESCARRAMAN, FELIX	89	3.07	\$ 13.70	DISCHARGED	COMPLIANCE
MN	2153	AMSTERDAM AVENUE	23	10	Carmen De La Rosa	BROGNA, JENNIFER	135	5.87	\$ 70.56	DISCHARGED	COMPLIANCE
MN	247	AUDUBON AVENUE	43	10	Carmen De La Rosa	BARBERRY ROSE MANAGEMENT CO. INC.	283	6.58	\$ 0.00	DISCHARGED	COMPLIANCE
MN	59	AUDUBON AVENUE	10	10	Carmen De La Rosa	59 AUDUBON AVE LLC	96	9.60	\$ 423.88	ACTIVE	
MN	200	NAGLE AVENUE	48	10	Carmen De La Rosa	PARK AVE SOUTH MGMT	317	6.60	\$ 180.66	DISCHARGED	COMPLIANCE
MN	26	POST AVENUE	26	10	Carmen De La Rosa	BARBERRY ROSE MANAGEMENT CO. INC.	141	5.42	\$ 0.00	DISCHARGED	COMPLIANCE
MN	38	POST AVENUE	26	10	Carmen De La Rosa	BARBERRY ROSE MANAGEMENT CO. INC.	112	4.31	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1460	ST NICHOLAS AVENUE	19	10	Carmen De La Rosa	LANGSAM PROP. SER. CORP.	112	5.89	\$ 46.32	DISCHARGED	COMPLIANCE
MN	1469	ST NICHOLAS AVENUE	22	10	Carmen De La Rosa	1469 ST NICHOLAS PARTNERS LLC	99	4.50	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1520	ST NICHOLAS AVENUE	23	10	Carmen De La Rosa	1520-1526 ST NICHOLAS AVE LLC	112	4.87	\$ -91.01	DISCHARGED	COMPLIANCE
MN	23	VERMILYEA AVENUE	21	10	Carmen De La Rosa	CFF CONSULTING INC	73	3.48	\$ 613.48	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
MN	15	WADSWORTH AVENUE	26	10	Carmen De La Rosa	MANOR MANAGEMENT LLC	122	4.69	\$ -15.52	DISCHARGED	COMPLIANCE
MN	561	WEST 169 STREET	20	10	Carmen De La Rosa	GEOR LLC	229	11.45	\$ -51.48	ACTIVE	
MN	524	WEST 173 STREET	15	10	Carmen De La Rosa	173 HEIGHTS, LLC.	108	7.20	\$ 14.41	DISCHARGED	COMPLIANCE
MN	521	WEST 180 STREET	21	10	Carmen De La Rosa	CITY SKYLINE REALTY	83	3.95	\$ 0.00	DISCHARGED	COMPLIANCE
MN	711	WEST 180 STREET	21	10	Carmen De La Rosa	SKYLINE 711 LLC	102	4.86	\$ 0.00	DISCHARGED	COMPLIANCE
MN	561	WEST 181 STREET	19	10	Carmen De La Rosa	TRION HOLDINGS	72	3.79	\$ 117.07	DISCHARGED	COMPLIANCE
MN	605	WEST 182 STREET	22	10	Carmen De La Rosa	KALABRITA LLC	106	4.82	\$ -43.33	ACTIVE	
MN	590	WEST 204 STREET	51	10	Carmen De La Rosa	ARYEH, JOSEPH	215	4.22	\$ 43.13	DISCHARGED	COMPLIANCE
BX	3569	DEKALB AVENUE	54	11	Eric Dinowitz	GILMAN MANAGEMENT CORP.	232	4.30	\$ 0.00	DISCHARGED	COMPLIANCE
BX	374	EAST 209 STREET	27	11	Eric Dinowitz	KATZ, MARC	99	3.67	\$ 0.00	ACTIVE	
BX	3804	GREYSTONE AVENUE	40	11	Eric Dinowitz	PARK DRIVE MANAGEMENT	171	4.28	\$ 38.16	DISCHARGED	COMPLIANCE
BX	3102	VILLA AVENUE	23	11	Eric Dinowitz	3102 VILLA LLC	126	5.48	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3038	BRONXWOOD AVENUE	7	12	Kevin C. Riley	YADGAROV, GABRIEL	35	5.00	\$ 622.06	DISCHARGED	COMPLIANCE
BX	813	CHESTNUT STREET	3	12	Kevin C. Riley	CHESTNUT 52 AASETS LLC	52	17.33	\$ -5,628.95	DISCHARGED	COMPLIANCE
BX	766	EAST 215 STREET	6	12	Kevin C. Riley	FERMIN, LOIS	67	11.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3435	OLINVILLE AVENUE	54	12	Kevin C. Riley	GOJCAJ, MARUKA	180	3.33	\$ 184.94	ACTIVE	
BX	2316	WALLACE AVENUE	33	13	Marjorie Velazquez	2316 WALLACE AVE CORP	117	3.55	\$ 97.84	DISCHARGED	COMPLIANCE
BX	2076	CRESTON AVENUE	42	14	Pierina Ana Sanchez	FERMIN, LOIS	135	3.21	\$ 0.00	DISCHARGED	COMPLIANCE
BX	12	EAST 177 STREET	11	14	Pierina Ana Sanchez	WILLIAMSBURG PROPERTY MANAGEMENT	106	9.64	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1645	GRAND AVENUE	46	14	Pierina Ana Sanchez	FERMIN, LOIS	210	4.57	\$ -27.11	DISCHARGED	COMPLIANCE
BX	2420	GRAND AVENUE	17	14	Pierina Ana Sanchez	TOSKIC, RASIM	57	3.35	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2128	JEROME AVENUE	31	14	Pierina Ana Sanchez	BIERD, JORGE	115	3.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2275	MORRIS AVENUE	25	14	Pierina Ana Sanchez	BX 2275 MANAGEMENT LLC	94	3.76	\$ 23.51	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BX	2856	WEBB AVENUE	25	14	Pierina Ana Sanchez	2856 WEBB AVE LLC.	144	5.76	\$ -34.15	ACTIVE	
BX	612	EAST 180 STREET	26	15	Oswald Feliz	DAVID EISENSTEIN REAL ESTATE	135	5.19	\$ 13.31	DISCHARGED	COMPLIANCE
BX	416	EAST 187 STREET	12	15	Oswald Feliz	GREEN, HERSHY	140	11.67	\$ 71.62	DISCHARGED	COMPLIANCE
BX	690	EAST 189 STREET	36	15	Oswald Feliz	DAY, SOL	115	3.19	\$ 65.64	DISCHARGED	COMPLIANCE
BX	357	EAST 193 STREET	11	15	Oswald Feliz	SHIRAZIAN, EDWIN	86	7.82	\$ -16.75	DISCHARGED	COMPLIANCE
BX	1774	EASTBURN AVENUE	41	15	Oswald Feliz	ANN-GUR REALTY CORP	138	3.37	\$ 216.75	DISCHARGED	COMPLIANCE
BX	1663	GARFIELD STREET	6	15	Oswald Feliz	YHT MANAGEMENT	54	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2246	GRAND CONCOURSE	22	15	Oswald Feliz	SKYC MANAGEMENT	156	7.09	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3046	HOLLAND AVENUE	13	15	Oswald Feliz	HELP PROPERTY MANAGEMENT COMPANY, INC	100	7.69	\$ 42.31	DISCHARGED	'RES LOAN DSCHC
BX	2550	MARION AVENUE	35	15	Oswald Feliz	VUKSANAJ, MARTIN	116	3.31	\$ 0.00	DISCHARGED	COMPLIANCE
BX	534	MORRIS PARK AVENUE	18	15	Oswald Feliz	SALJANIN, STEVEN	69	3.83	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4535	PARK AVENUE	19	15	Oswald Feliz	HARRIS, EVERELD	79	4.16	\$ 142.65	ACTIVE	
BX	2108	RYER AVENUE	33	15	Oswald Feliz	RYER REALTY HOLDINGS 2108 LLC	158	4.79	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1821	TOPPING AVENUE	3	15	Oswald Feliz	COLON, ROBERT	319	106.33	\$ 105.63	ACTIVE	
BX	289	BONNER PLACE	9	16	Althea Stevens	SAMUEL, ABRAHAM	110	12.22	\$ 0.00	ACTIVE	
BX	1125	BOSTON ROAD	20	16	Althea Stevens	CLAREMONT HOMES LLC.	62	3.10	\$ 137.68	DISCHARGED	COMPLIANCE
BX	315	EAST 166 STREET	20	16	Althea Stevens	GILMAN MANAGEMENT CORP.	91	4.55	\$ 0.00	DISCHARGED	COMPLIANCE
BX	336	EAST 167 STREET	19	16	Althea Stevens	ANN-GUR REALTY CORP	67	3.53	\$ 0.00	DISCHARGED	COMPLIANCE
BX	494	EAST 167 STREET	17	16	Althea Stevens	WAVECREST MGMT GROUP	60	3.53	\$ 0.00	DISCHARGED	COMPLIANCE
BX	346	EAST 173 STREET	20	16	Althea Stevens	DAVID EISENSTEIN REAL ESTATE	106	5.30	\$ 39.72	DISCHARGED	COMPLIANCE
BX	1064	FINDLAY AVENUE	9	16	Althea Stevens	LIVINGSTON MANAGEMENT SERVICES LLC	118	13.11	\$ 709.11	ACTIVE	
BX	1060	SHERIDAN AVENUE	30	16	Althea Stevens	1048-1064 SHERIDAN INVESTORS LLC	134	4.47	\$ -2.37	DISCHARGED	COMPLIANCE
BX	1090	UNIVERSITY AVENUE	25	16	Althea Stevens	BX 1090 MANAGEMENT LLC	117	4.68	\$ 0.00	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BX	861	CROTONA PARK NORTH	16	17	Rafael Salamanca Jr.	BRUCKNER PROPERTY MANAGEMENT INC	60	3.75	\$ 0.00	ACTIVE	
BX	335	EAST 148 STREET	36	17	Rafael Salamanca Jr.	SIMON, YOSHUA	117	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	422	EAST 161 STREET	10	17	Rafael Salamanca Jr.	JLP METRO MANAGEMENT INC	182	18.20	\$ -19.38	DISCHARGED	COMPLIANCE
BX	851	EAST 163 STREET	36	17	Rafael Salamanca Jr.	YMY ACQUISITIONS LLC	153	4.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	878	EAST 176 STREET	21	17	Rafael Salamanca Jr.	FESSEL, JISSACHAR	76	3.62	\$ 6.95	DISCHARGED	COMPLIANCE
BX	1226	EVERGREEN AVENUE	11	17	Rafael Salamanca Jr.	KHALILI, JOSEPH	112	10.18	\$ 14.44	DISCHARGED	COMPLIANCE
BX	2095	MOHEGAN AVENUE	22	17	Rafael Salamanca Jr.	SCHWADEL, BEN	124	5.64	\$ -27.27	DISCHARGED	COMPLIANCE
BX	1302	REV JAMES POLITE AVENUE	8	17	Rafael Salamanca Jr.	BORNSTEIN, Y	103	12.88	\$ 191.64	DISCHARGED	COMPLIANCE
BX	1962	CROSS BRONX EXPRESSWAY	3	18	Amanda Farias	MAXWELL, LUCEL	142	47.33	\$ 100.07	ACTIVE	
BX	1035	MANOR AVENUE	4	18	Amanda Farias	LOWE, WINIFRED	60	15.00	\$ 0.00	ACTIVE	
BX	1753	SEDDON STREET	3	18	Amanda Farias	DOUGLAS, RUDOLPH	63	21.00	\$ 907.18	ACTIVE	
QN	35-30	153 STREET	61	20	Sandra Ung	ESSEN REALTY CORP	270	4.43	\$ 120.88	ACTIVE	
QN	144-03	BARCLAY AVENUE	49	20	Sandra Ung	POKRZYWA, ADAM	225	4.59	\$ -4.91	DISCHARGED	COMPLIANCE
QN	32-17	104 STREET	6	21	Francisco Moya	HUMPHRIES LLC	39	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
QN	39-20	104 STREET	6	21	Francisco Moya	JIANG, WEI	70	11.67	\$ 181.41	DISCHARGED	COMPLIANCE
QN	94-26	34 ROAD	43	21	Francisco Moya	ESCO ASSOCIATES LLC	133	3.09	\$ 0.00	DISCHARGED	COMPLIANCE
QN	91-21	196 STREET	20	23	Linda Lee	OWNER OF,	79	3.95	\$ 0.00	DISCHARGED	COMPLIANCE
QN	34-32	43 STREET	6	26	Julie Won	TODARO, VINCENT	62	10.33	\$ 528.26	DISCHARGED	COMPLIANCE
QN	37-45	59 STREET	3	26	Julie Won	CARREL-PICERNO, JENNIFER	213	71.00	\$ 2,725.36	DISCHARGED	COMPLIANCE
QN	115-01	107 AVENUE	19	28	Adrienne E. Adams	OWNER OF,	88	4.63	\$ 0.00	DISCHARGED	COMPLIANCE
QN	63-50	WETHEROLE STREET	71	29	Lynn Schulman	POLO LLC	347	4.89	\$ 0.00	DISCHARGED	COMPLIANCE
QN	60-91	70 AVENUE	3	30	Robert F. Holden	ERIAN, SAHER	118	39.33	\$ 0.00	ACTIVE	
QN	61-20	MADISON STREET	8	30	Robert F. Holden	LAURENCE, JASON	138	17.25	\$ 2,086.72	ACTIVE	

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
QN	9-10	DINSMORE AVENUE	40	31	Selvena N. Brooks-Powers	910 DINSMORE	139	3.48	\$ 0.00	DISCHARGED	COMPLIANCE
QN	22-59	DIX AVENUE	17	31	Selvena N. Brooks-Powers	MHR MANAGEMENT INC	64	3.76	\$ 0.00	DISCHARGED	COMPLIANCE
QN	86-08	ATLANTIC AVENUE	6	32	Joann Ariola	ASCO MANAGEMENT	102	17.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	83	BUTLER STREET	8	33	Lincoln Restler	PEREZ, ZORAIDA	109	13.63	\$ 2,306.23	ACTIVE	
BK	891	DRIGGS AVENUE	59	33	Lincoln Restler	SOUTH NINE	241	4.08	\$ -0.37	DISCHARGED	COMPLIANCE
BK	196	HURON STREET	6	33	Lincoln Restler	ST. NICKS ALLIANCE CORP	136	22.67	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	65	NORTH 8 STREET	14	33	Lincoln Restler	65 NORTH 8TH STREET, H.D.F.C.	129	9.21	\$ 0.00	DISCHARGED	COMPLIANCE
BK	483	PACIFIC STREET	8	33	Lincoln Restler	KHALILI, JOSEPH	135	16.88	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1671	CORNELIA STREET	6	34	Jennifer Gutierrez	16-71 CORNELIA ST LLC	85	14.17	\$ 254.71	DISCHARGED	COMPLIANCE
QN	879	CYPRESS AVENUE	6	34	Jennifer Gutierrez	879 CYPRESS LLC	81	13.50	\$ -5,348.80	DISCHARGED	COMPLIANCE
BK	338	SOUTH 3 STREET	41	34	Jennifer Gutierrez	THE WAVECREST MGMT TEAM	135	3.29	\$ -1.94	ACTIVE	
BK	1435	CARROLL STREET	27	35	Crystal Hudson	1429 CARROLL STREET LLC	197	7.30	\$ 36.28	DISCHARGED	COMPLIANCE
BK	463	CLASSON AVENUE	10	35	Crystal Hudson	INTEGRATED CONCEPTS HOUSING SOLUTIONS LTD	94	9.40	\$ 5,703.89	ACTIVE	
BK	776	CROWN STREET	46	35	Crystal Hudson	TENNENBAUM, DAVID	209	4.54	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1277	LINCOLN PLACE	6	35	Crystal Hudson	BADALOV, RUBEN	41	6.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	365	LINCOLN PLACE	27	35	Crystal Hudson	SCHWADEL, BEN	111	4.11	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1677	PRESIDENT STREET	20	35	Crystal Hudson	S & A REALTY CORP	84	4.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	232	SCHENECTADY AVENUE	6	35	Crystal Hudson	HACKNER, YOSEF	126	21.00	\$ 24.29	DISCHARGED	COMPLIANCE
BK	234	SCHENECTADY AVENUE	6	35	Crystal Hudson	HACKNER, YOSEF	64	10.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	411	ST JOHNS PLACE	16	35	Crystal Hudson	SPIRA, ZACH	62	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	340	ST MARKS AVENUE	6	35	Crystal Hudson	340 ST MARKS AVE HDFC	61	10.17	\$ 39.72	ACTIVE	
BK	1298	STERLING PLACE	6	35	Crystal Hudson	JOYLAND MANAGEMENT	63	10.50	\$ -31.04	ACTIVE	
BK	1322	STERLING PLACE	6	35	Crystal Hudson	WEBER, ANDREW	43	7.17	\$ 0.00	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	2	STODDARD PLACE	54	35	Crystal Hudson	250 REALTY ASSOC INC	246	4.56	\$ 23.38	ACTIVE	
BK	219	SULLIVAN PLACE	25	35	Crystal Hudson	THE 219 REALTY GROUP INC	154	6.16	\$ 302.26	ACTIVE	
BK	332	TROY AVENUE	3	35	Crystal Hudson	SPUTZ, DAVID	117	39.00	\$ 2,648.41	DISCHARGED	COMPLIANCE
BK	1236	UNION STREET	16	35	Crystal Hudson	JWASSER	145	9.06	\$ 136.63	ACTIVE	
BK	169	WASHINGTON PARK	18	35	Crystal Hudson	ALAHWAS, SADDAM	131	7.28	\$ 0.00	DISCHARGED	COMPLIANCE
BK	196	BUFFALO AVENUE	13	36	Chi Osse	196 BUFFALO AVENUE LLC	176	13.54	\$ 1,216.66	ACTIVE	
BK	327	FRANKLIN AVENUE	16	36	Chi Osse	ONESOURCE PROPERTY MANAGEMENT SERVICES INC	122	7.63	\$ 0.00	ACTIVE	
BK	988	GREENE AVENUE	20	36	Chi Osse	NEBHDCO	73	3.65	\$ 14.14	ACTIVE	
BK	231	HANCOCK STREET	8	36	Chi Osse	REIHANIAN, RAFAEL	53	6.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	575	HERKIMER STREET	38	36	Chi Osse	GILMAN MANAGEMENT CORP	199	5.24	\$ 23.75	DISCHARGED	COMPLIANCE
BK	142-44	MADISON STREET	16	36	Chi Osse	GATES CLUSTER DEVELOPMENT LLC	53	3.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	551	NOSTRAND AVENUE	6	36	Chi Osse	AHMED, WADEA	87	14.50	\$ -21.31	DISCHARGED	COMPLIANCE
BK	1355	PACIFIC STREET	8	36	Chi Osse	GAYLEVAULT FINANCIAL SERVICE CO	53	6.63	\$ 635.50	ACTIVE	
BK	1517	PARK PLACE	39	36	Chi Osse	AFC MGMT	191	4.90	\$ -4.07	DISCHARGED	COMPLIANCE
BK	277	QUINCY STREET	16	36	Chi Osse	VORCHHEIM, JASON	121	7.56	\$ 33.84	DISCHARGED	COMPLIANCE
BK	1591	STERLING PLACE	10	36	Chi Osse	GREE, JOEL	38	3.80	\$ -880.65	DISCHARGED	COMPLIANCE
BK	362	STOCKTON STREET	22	36	Chi Osse	ACQUISITION INITIATIVES LLC	149	6.77	\$ 0.00	DISCHARGED	COMPLIANCE
BK	160	VERNON AVENUE	16	36	Chi Osse	DEUTSCH, YOEL	78	4.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1499	BROADWAY	8	37	Sandy Nurse	1499 BROADWAY ESTATES LLC	22	2.75	\$ 0.05	DISCHARGED	COMPLIANCE
BK	479	CENTRAL AVENUE	5	37	Sandy Nurse	SOSA, THELMA	406	81.20	\$ 7,281.69	ACTIVE	
BK	385	CHESTNUT STREET	16	37	Sandy Nurse	ADVANCE REALTY ENT INC.	80	5.00	\$ 156.97	DISCHARGED	COMPLIANCE
BK	44	CHRISTOPHER AVENUE	6	37	Sandy Nurse	CHRIS PLAZA LLC	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1386	GREENE AVENUE	6	37	Sandy Nurse	MILJKOVIC, TEODORA	138	23.00	\$ 45.02	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	1335	HANCOCK STREET	6	37	Sandy Nurse	STARK, DOV	35	5.83	\$ -10.16	ACTIVE	
BK	306	HARMAN STREET	6	37	Sandy Nurse	METROPOLIS REALTY INC	174	29.00	\$ 8.05	DISCHARGED	7A ADMIN APPT
BK	203	HULL STREET	6	37	Sandy Nurse	GRUBER, JOSHUA	47	7.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	371	IRVING AVENUE	8	37	Sandy Nurse	DS BROOKLYN PORTFOLIO OWNER LLC	103	12.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	395	LINDEN STREET	6	37	Sandy Nurse	DAFNONAS ESTATES, LTD	73	12.17	\$ 153.28	DISCHARGED	7A ADMIN APPT
BK	89	ROCKAWAY AVENUE	3	37	Sandy Nurse	ROL MANAGEMENT	149	49.67	\$ -242.72	DISCHARGED	COMPLIANCE
BK	137	WYCKOFF AVENUE	7	37	Sandy Nurse	137 WYCKOFF LLC	53	7.57	\$ 0.00	ACTIVE	
BK	203	WYCKOFF AVENUE	6	37	Sandy Nurse	LEFKOWITZ, JOEL	88	14.67	\$ 389.24	DISCHARGED	COMPLIANCE
BK	4420	3 AVENUE	7	38	Alexa Aviles	OHANA, ALICE	177	25.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	122	33 STREET	6	38	Alexa Aviles	BELVEDERE MANAGEMENT LLC	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4311	4 AVENUE	6	38	Alexa Aviles	HONG JIAN REALTY LLC	149	24.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5605	4 AVENUE	16	38	Alexa Aviles	LIU, QUI	54	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6324	4 AVENUE	21	38	Alexa Aviles	BROOKLYN MANAGEMENT CORP	118	5.62	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4024	5 AVENUE	15	38	Alexa Aviles	GUELA, JACK	67	4.47	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1800	ALBEMARLE ROAD	72	40	Rita Joseph	JBM ESTATES	368	5.11	\$ -0.29	DISCHARGED	COMPLIANCE
BK	2017	CHURCH AVENUE	45	40	Rita Joseph	NYC MANAGEMENT LLC	210	4.67	\$ 0.56	DISCHARGED	COMPLIANCE
BK	20	CROOKE AVENUE	58	40	Rita Joseph	CONG & GMACH ZICHRON SCHLOMO	209	3.60	\$ 12.87	DISCHARGED	COMPLIANCE
BK	180	EAST 18 STREET	36	40	Rita Joseph	JBM ESTATES LLC	328	9.11	\$ 0.00	DISCHARGED	COMPLIANCE
BK	341	EAST 19 STREET	35	40	Rita Joseph	341 E 19TH ST REALTY CORP	131	3.74	\$ 0.00	ACTIVE	
BK	354	EAST 21 STREET	34	40	Rita Joseph	354 E 21ST ST REALTY LLC	123	3.62	\$ -0.37	DISCHARGED	COMPLIANCE
BK	531	EAST 22 STREET	35	40	Rita Joseph	LUDFORD, CLOVIS	118	3.37	\$ 0.00	DISCHARGED	COMPLIANCE
BK	101	LENOX ROAD	40	40	Rita Joseph	JBM ESTATES NY LLC	193	4.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	100	LINDEN BOULEVARD	41	40	Rita Joseph	100 LINDEN REALTY LLC	179	4.37	\$ 348.75	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.





CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	54	LINDEN BOULEVARD	16	40	Rita Joseph	MHR MANAGEMENT INC.	52	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	600	OCEAN AVENUE	24	40	Rita Joseph	RMC EQUITIES LLC	136	5.67	\$ 30.93	ACTIVE	
BK	726	OCEAN AVENUE	30	40	Rita Joseph	PARLANTI, ROSARIO	120	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	271	PARKSIDE AVENUE	24	40	Rita Joseph	271 PARKSIDE LLC	152	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3203	SNYDER AVENUE	15	40	Rita Joseph	JBM ESTATES NY LLC	87	5.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	55	WINTHROP STREET	76	40	Rita Joseph	55 WINTHROP ST LLC	347	4.57	\$ 0.00	DISCHARGED	COMPLIANCE
BK	56	WINTHROP STREET	9	40	Rita Joseph	56 WINTHROP LLC MANAGEMENT	133	14.78	\$ 0.00	ACTIVE	
BK	824	ALBANY AVENUE	16	41	Darlene Mealy	CK ANDERSONS, LLC	106	6.63	\$ 43.46	DISCHARGED	COMPLIANCE
BK	319	CHAUNCEY STREET	6	41	Darlene Mealy	SPITZER, JOEL	76	12.67	\$ -103.27	DISCHARGED	COMPLIANCE
BK	354	CHAUNCEY STREET	16	41	Darlene Mealy	354 CHAUNCEY REALTY LLC	136	8.50	\$ 9.93	DISCHARGED	COMPLIANCE
BK	5214	CHURCH AVENUE	5	41	Darlene Mealy	FRANKEL, FRANCES	265	53.00	\$ -2,267.78	DISCHARGED	COMPLIANCE
BK	136	EAST 52 STREET	6	41	Darlene Mealy	RICHARDS, JOHN	44	7.33	\$ 0.59	ACTIVE	
BK	146	EAST 52 STREET	6	41	Darlene Mealy	VOLMAR, MARC	59	9.83	\$ 95.98	ACTIVE	
BK	202	EAST 52 STREET	3	41	Darlene Mealy	PHANTOM ASSETS LLC	47	15.67	\$ 8,669.28	ACTIVE	
BK	354	EAST 53 STREET	30	41	Darlene Mealy	COBB, WILL	111	3.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	87	EAST 53 STREET	24	41	Darlene Mealy	FRONTGATE MANAGEMENT INC	80	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1225	EASTERN PARKWAY	23	41	Darlene Mealy	SAMSON, ERIC	88	3.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1320	EASTERN PARKWAY	3	41	Darlene Mealy	1320 EASTERN LLC	65	21.67	\$ 10,269.94	DISCHARGED	COMPLIANCE
BK	651	HAWTHORNE STREET	3	41	Darlene Mealy	CAMPBELL, MARTIN	60	20.00	\$ 8,683.68	DISCHARGED	COMPLIANCE
BK	553	HOWARD AVENUE	12	41	Darlene Mealy	553 HOWARD LLC	133	11.08	\$ 471.33	DISCHARGED	COMPLIANCE
BK	764	JEFFERSON AVENUE	8	41	Darlene Mealy	WEBER, ANDREW	57	7.13	\$ 1,204.70	DISCHARGED	COMPLIANCE
BK	1118	LENOX ROAD	9	41	Darlene Mealy	STELTZER, JEFF	116	12.89	\$ 17.65	ACTIVE	
BK	820	LINDEN BOULEVARD	19	41	Darlene Mealy	SCHWARTZ, ISAAC	71	3.74	\$ 0.00	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	1924	PROSPECT PLACE	4	41	Darlene Mealy	JOHN, KINGSLEY	134	33.50	\$ 5,481.30	ACTIVE	
BK	444	RALPH AVENUE	9	41	Darlene Mealy	JWASSER	150	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	558	RALPH AVENUE	12	41	Darlene Mealy	CHAVIS, LUKE	102	8.50	\$ 47.93	DISCHARGED	COMPLIANCE
BK	694	ROCKAWAY AVENUE	21	41	Darlene Mealy	KLEIN, SAM	132	6.29	\$ -44.94	DISCHARGED	COMPLIANCE
BK	56	ROCKAWAY PARKWAY	35	41	Darlene Mealy	56 ROCKAWAY PARKWAY	210	6.00	\$ 0.00	ACTIVE	
BK	244	SUMPTER STREET	6	41	Darlene Mealy	244 SUMPTER STREET LLC	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	546	VAN BUREN STREET	3	41	Darlene Mealy	RODRIGUEZ, RICHARD	37	12.33	\$ 0.00	DISCHARGED	VACANT
BK	1088	WINTHROP STREET	42	41	Darlene Mealy	JBM ESTATES NY LLC	292	6.95	\$ 0.00	DISCHARGED	COMPLIANCE
BK	739	DUMONT AVENUE	23	42	Charles Barron	LUBIN, JAY	71	3.09	\$ -8.70	DISCHARGED	COMPLIANCE
BK	480	EAST 94 STREET	6	42	Charles Barron	PREMISES, OWNER OF	30	5.00	\$ 495.59	ACTIVE	
BK	443	EAST 96 STREET	6	42	Charles Barron	ELLIS, MARJORIE	34	5.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	672	HEGEMAN AVENUE	23	42	Charles Barron	CAMACHO, ALAIDA	135	5.87	\$ 69.08	DISCHARGED	COMPLIANCE
BK	661	HEMLOCK STREET	3	42	Charles Barron	SPICER, JAMES	41	13.67	\$ 29,315.43	ACTIVE	
BK	568	LINCOLN AVENUE	3	42	Charles Barron	AHN, KENNETH	291	97.00	\$ 10,439.24	ACTIVE	
BK	640	MILLER AVENUE	3	42	Charles Barron	LABATO, ENRIQUE	53	17.67	\$ 16,174.87	ACTIVE	
BK	676	MILLER AVENUE	6	42	Charles Barron	676 MILLER AVE LLC	39	6.50	\$ 504.46	DISCHARGED	COMPLIANCE
BK	738	MILLER AVENUE	6	42	Charles Barron	YHT MANAGEMENT	50	8.33	\$ 293.92	DISCHARGED	COMPLIANCE
BK	257	PENNSYLVANIA AVENUE	23	42	Charles Barron	PLAZA MANAGEMENT USA, INC	95	4.13	\$ 1,044.19	DISCHARGED	COMPLIANCE
BK	8517	3 AVENUE	42	43	Justin Brannan	VALLAS, SANDY	197	4.69	\$ -22.70	DISCHARGED	COMPLIANCE
BK	466	87 STREET	14	43	Justin Brannan	VALLAS, SANDY	144	10.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1231	51 STREET	16	44	Kalman Yeger	CONG CHASIDE WIZNITZ OF BORO PARK	66	4.13	\$ 382.29	DISCHARGED	COMPLIANCE
BK	1173	52 STREET	36	44	Kalman Yeger	E & S REALTY MANAGEMENT LLC	227	6.31	\$ -127.94	DISCHARGED	COMPLIANCE
BK	1311	AVENUE K	38	44	Kalman Yeger	1311 AVENUE K REALTY LLC	382	10.05	\$ 20.09	DISCHARGED	COMPLIANCE

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.



CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT  
**Alternative Enforcement Program**  
**City Council Report**

**Project Name: AEP ROUND 13**

**Start Date: 01/31/2020**

**# of buildings that did not achieve "substantial compliance" within 12 months:86**

Boro	PHN	Street Address	Total Units <sup>1</sup>	Council District	Council Member Name	Registered Owner/Managing Agent	# of B/C Violations	Ratio of B/C Violations to Units	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
BK	6801	BAY PARKWAY	84	44	Kalman Yeger	FIRSTSERVICE RESIDENTIAL	278	3.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	909	EAST 5 STREET	26	44	Kalman Yeger	FELDHEIM, DOV	242	9.31	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1710	WEST 4 STREET	23	44	Kalman Yeger	MANOR MANAGEMENT LLC	114	4.96	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3402	AVENUE I	38	45	Farah N. Louis	3402 REALTY LLC	232	6.11	\$ 2.09	DISCHARGED	COMPLIANCE
BK	820	EAST 10 STREET	54	45	Farah N. Louis	LANDAU, YISROEL	196	3.63	\$ 13.53	DISCHARGED	COMPLIANCE
BK	712	EAST 27 STREET	59	45	Farah N. Louis	712 REALTY LLC	197	3.34	\$ 0.00	DISCHARGED	COMPLIANCE
BK	250	EAST 29 STREET	81	45	Farah N. Louis	250-251 E 29 REALTY LLC	371	4.58	\$ -1.68	DISCHARGED	COMPLIANCE
BK	339	EAST 34 STREET	6	45	Farah N. Louis	VOLMAR, GESNER	50	8.33	\$ 0.00	ACTIVE	
BK	217	EAST 43 STREET	4	45	Farah N. Louis	HOSSAIN, NUR	29	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1495	EAST 46 STREET	8	45	Farah N. Louis	TOJU REALTY CORP	212	26.50	\$ 19.86	ACTIVE	
BK	462	EAST 52 STREET	6	45	Farah N. Louis	JAFFIER, CORNELIUS	40	6.67	\$ 776.72	ACTIVE	
BK	415	EAST 54 STREET	20	45	Farah N. Louis	BROOKLYN PROPERTY MANAGER	80	4.00	\$ 24.23	DISCHARGED	COMPLIANCE
BK	105	EAST 86 STREET	18	45	Farah N. Louis	FRUCHTHANDLER, YITZCHOK	89	4.94	\$ -3.21	DISCHARGED	COMPLIANCE
BK	2724	FARRAGUT ROAD	9	45	Farah N. Louis	612 E 28 LLC	73	8.11	\$ -20.48	DISCHARGED	COMPLIANCE
BK	1827	NOSTRAND AVENUE	6	45	Farah N. Louis	1827 NOSTRAND REALTY LLC	41	6.83	\$ -480.33	DISCHARGED	COMPLIANCE
BK	2389	NOSTRAND AVENUE	24	45	Farah N. Louis	MURATOVIC, DJEVAT	191	7.96	\$ -165.50	ACTIVE	
BK	586	REMSEN AVENUE	4	45	Farah N. Louis	BROOKLYN PROPERTY MANAGERS	39	9.75	\$ 11,371.41	ACTIVE	
BK	545	EAST 82 STREET	25	46	Mercedes Narcisse	ZELIK, YEHUDA	80	3.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1964	66 STREET	32	47	Ari Kagan	POKRZYWA, ADAM	144	4.50	\$ 0.03	DISCHARGED	COMPLIANCE

**Building Count: 249**

<sup>1</sup> "Total Units" reflects the number of units in the building as of the report run date and may vary from the unit count reported when the building was selected for the AEP Program. HPD records indicated that all buildings had at least three dwelling units at the time of selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Ratio of Unpaid ERP Charges to Units" reflect the information for each building on 01/31/2020.