



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

Project Name: AEP ROUND 14

Start Date: 02/01/2021

of buildings that did not achieve "substantial compliance" within 12 months:131

Boro	PHN	Street Address	Total Units ¹	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	375	BROOME STREET	23	1	Christopher Marte	NEW GOLDEN AGE REALTY INC.	115	5.00	\$ 0.00	ACTIVE	
MN	231	MOTT STREET	9	1	Christopher Marte	SHIH, WEITZNER	83	9.22	\$ 0.00	ACTIVE	
MN	162	1 AVENUE	6	2	Carlina Rivera	RODRIGUEZ, OSCAR	76	12.67	\$ 714.24	ACTIVE	
MN	508	REAFEAST 11 STREET	7	2	Carlina Rivera	JOYLAND MANAGEMENT	71	10.14	\$ 928.62	ACTIVE	
MN	444	EAST 13 STREET	15	2	Carlina Rivera	CHOICE NY MANAGEMENT	142	9.47	\$ 0.20	ACTIVE	
MN	532	9 AVENUE	18	3	Erik Bottcher	532 NINTH AVE LLC	154	8.56	\$ 8.83	DISCHARGED	COMPLIANCE
MN	40	HORATIO STREET	20	3	Erik Bottcher	ARYEH, JOSEPH	98	4.90	\$ 0.00	DISCHARGED	COMPLIANCE
MN	328	WEST 15 STREET	13	3	Erik Bottcher	C & T 328 REALTY	112	8.62	\$ 12.22	ACTIVE	
MN	136	WEST 28 STREET	22	3	Erik Bottcher	HSU, WEN	161	7.32	\$ 0.00	ACTIVE	
MN	1500	AMSTERDAM AVENUE	20	7	Shaun Abreu	MANOR MANAGEMENT LLC	65	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1730	AMSTERDAM AVENUE	9	7	Shaun Abreu	WESTOVER 18 CORP	131	14.56	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3856	BROADWAY	40	7	Shaun Abreu	BARBERRY ROSE MANAGEMENT CO. INC.	194	4.85	\$ 0.00	DISCHARGED	COMPLIANCE
MN	515	CATHEDRAL PARKWAY	91	7	Shaun Abreu	EMPIRE MGMT AMERICA CORP	337	3.70	\$ 0.00	ACTIVE	
MN	61	HAMILTON PLACE	25	7	Shaun Abreu	GA 61 HAMILTON PL CORP.	84	3.36	\$ 0.00	DISCHARGED	COMPLIANCE
MN	505	WEST 135 STREET	21	7	Shaun Abreu	SKYLINE 135TH LLC	75	3.57	\$ 0.00	ACTIVE	
MN	528	WEST 136 STREET	37	7	Shaun Abreu	530 WEST 136 II LLC	220	5.95	\$ 159.08	DISCHARGED	COMPLIANCE
MN	613	WEST 140 STREET	47	7	Shaun Abreu	MD SQUARED PROPERTY GROUP	221	4.70	\$ 0.00	ACTIVE	
MN	572	WEST 141 STREET	24	7	Shaun Abreu	MD SQUARED PROPERTY GROUP, LLC	200	8.33	\$ 6.62	ACTIVE	
MN	620	WEST 141 STREET	47	7	Shaun Abreu	DAVID, ISRAEL	188	4.00	\$ 53.03	DISCHARGED	COMPLIANCE
MN	519	WEST 147 STREET	21	7	Shaun Abreu	HOLYLAND MGMT LLC	108	5.14	\$ 0.00	ACTIVE	
MN	547	WEST 160 STREET	21	7	Shaun Abreu	CONCORD MANAGEMENT OF NY LI	84	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	560	WEST 160 STREET	21	7	Shaun Abreu	E T MANAGEMENT & REALTY CORP	111	5.29	\$ 0.00	ACTIVE	
MN	638	WEST 160 STREET	43	7	Shaun Abreu	TRI-HILL MANAGEMENT LLC	255	5.93	\$ 0.00	DISCHARGED	COMPLIANCE

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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 02/01/2021.



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MN	645	WEST 160 STREET	49	7	Shaun Abreu	LITTLE LEAF PROPERTY MANAGEMENT LLC	147	3.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	574	WEST 161 STREET	31	7	Shaun Abreu	BARBERRY ROSE MANAGEMENT CO. INC	234	7.55	\$ 0.00	DISCHARGED	COMPLIANCE
MN	548	WEST 164 STREET	55	7	Shaun Abreu	NEWHOUSE, JAY	326	5.93	\$ 0.00	DISCHARGED	COMPLIANCE
MN	157	EAST 118 STREET	10	8	Diana Ayala	LEX & 118 LLC	113	11.30	\$ 120.43	ACTIVE	
MN	514	EAST 119 STREET	4	8	Diana Ayala	CARLTON, SHARON	50	12.50	\$ 0.00	ACTIVE	
BX	518	EAST 138 STREET	23	8	Diana Ayala	TENNENBAUM, DAVID	114	4.96	\$ 0.00	DISCHARGED	COMPLIANCE
BX	403	EAST 139 STREET	11	8	Diana Ayala	NADLER, LG	76	6.91	\$ 76.84	ACTIVE	
BX	411	EAST 141 STREET	13	8	Diana Ayala	NADLER, LG	93	7.15	\$ 0.00	ACTIVE	
MN	1661	PARK AVENUE	34	8	Diana Ayala	BRONSTEIN PROPERTIES LLC	144	4.24	\$ 0.00	ACTIVE	
MN	1974	ADAM C POWELL BOULEVARD	9	9	Kristin Richardson Jordan	SOLAR REALTY MANAGEMENT CORP	102	11.33	\$ 41.23	ACTIVE	
MN	2400	ADAM C POWELL BOULEVARD	54	9	Kristin Richardson Jordan	WAVECREST MGMT GROUP	264	4.89	\$ 25.92	ACTIVE	
MN	1437	AMSTERDAM AVENUE	13	9	Kristin Richardson Jordan	NEW YORK CITY MANAGEMENT	77	5.92	\$ 0.00	ACTIVE	
MN	1467	AMSTERDAM AVENUE	28	9	Kristin Richardson Jordan	GLIMMER GROUP USA	88	3.14	\$ 0.00	ACTIVE	
MN	2819	FREDERICK DOUGLASS BOULEVAF	44	9	Kristin Richardson Jordan	WAVECREST MGMT GROUP	213	4.84	\$ 0.00	ACTIVE	
MN	197	LENOX AVENUE	10	9	Kristin Richardson Jordan	HORSFORD, ROCKY	77	7.70	\$ 0.00	ACTIVE	
MN	2022	LEXINGTON AVENUE	15	9	Kristin Richardson Jordan	HOPE COMMUNITY INC.	49	3.27	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2093	MADISON AVENUE	20	9	Kristin Richardson Jordan	HSC MANAGEMENT CORP.	102	5.10	\$ 0.00	DISCHARGED	ADMINISTRATIVE
MN	63	MORNINGSIDE AVENUE	10	9	Kristin Richardson Jordan	RLD MORNINGSIDE LLC	307	30.70	\$ 846.32	ACTIVE	
MN	17	ST NICHOLAS AVENUE	34	9	Kristin Richardson Jordan	TRIHILL MANAGEMENT LLC	195	5.74	\$ 0.00	ACTIVE	
MN	222	ST NICHOLAS AVENUE	9	9	Kristin Richardson Jordan	122 FDB MANAGEMENT LLC	178	19.78	\$ 0.00	DISCHARGED	COMPLIANCE
MN	120	WEST 116 STREET	39	9	Kristin Richardson Jordan	KIRZNER, DANIEL	176	4.51	\$ 0.00	DISCHARGED	COMPLIANCE
MN	268	WEST 132 STREET	7	9	Kristin Richardson Jordan	CONTEMPO ACQUISITIONS,LLC	85	12.14	\$ 0.00	ACTIVE	
MN	269	WEST 146 STREET	20	9	Kristin Richardson Jordan	ALEXANDER, LISAMARIE	175	8.75	\$ 0.00	ACTIVE	

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MN	283	WEST 147 STREET	23	9	Kristin Richardson Jordan	283 WEST 147 LLC	139	6.04	\$ 0.00	DISCHARGED	COMPLIANCE
MN	3856	10 AVENUE	28	10	Carmen De La Rosa	HUANG, KITTY	137	4.89	\$ 0.00	ACTIVE	
MN	2129	AMSTERDAM AVENUE	21	10	Carmen De La Rosa	GENERAL PROPERTY MANAGEMENT	145	6.90	\$ 0.00	ACTIVE	
MN	2304	AMSTERDAM AVENUE	19	10	Carmen De La Rosa	RODFAR, RAMIN	158	8.32	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1	CABRINI BOULEVARD	34	10	Carmen De La Rosa	CITADEL REALTY SERVICES, LLC	161	4.74	\$ 0.00	DISCHARGED	COMPLIANCE
MN	108	ELLWOOD STREET	26	10	Carmen De La Rosa	LITTLE LEAF PROPERTY MANAGEMENT LLC	131	5.04	\$ 0.00	DISCHARGED	COMPLIANCE
MN	89	SEAMAN AVENUE	43	10	Carmen De La Rosa	GILMAN MANAGEMENT CORP.	135	3.14	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1356	ST NICHOLAS AVENUE	13	10	Carmen De La Rosa	178 KAI MANAGEMENT INC.	123	9.46	\$ 0.00	ACTIVE	
MN	82	WADSWORTH AVENUE	21	10	Carmen De La Rosa	PATTASHNICK, ALEX	159	7.57	\$ 0.00	DISCHARGED	COMPLIANCE
MN	84	WADSWORTH AVENUE	26	10	Carmen De La Rosa	PATTASHNICK, ALEX	153	5.88	\$ 0.00	DISCHARGED	COMPLIANCE
MN	438	WEST 164 STREET	22	10	Carmen De La Rosa	CONCORD MANAGEMENT OF NY LLC	580	26.36	\$ 902.93	DISCHARGED	ADMINISTRATIVE
MN	650	WEST 172 STREET	21	10	Carmen De La Rosa	650 WEST 172ND STREET ASSOCIATES FLOW THROUGH LLC	84	4.00	\$ 1,974.21	ACTIVE	
MN	508	WEST 180 STREET	21	10	Carmen De La Rosa	508 REALTY LLC	92	4.38	\$ 0.00	ACTIVE	
MN	407	WEST 205 STREET	29	10	Carmen De La Rosa	YORKSHIRE PROPERTY MANAGEMENT LLC	308	10.62	\$ 0.00	ACTIVE	
BX	15	EAST 199 STREET	31	11	Eric Dinowitz	GLM ASSOCIATES INC	99	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	738	EAST 243 STREET	72	11	Eric Dinowitz	HSC MANAGEMENT CORP.	311	4.32	\$ 33.52	DISCHARGED	ADMINISTRATIVE
BX	353	EAST MOSHOLU PARKWAY NORTH	26	11	Eric Dinowitz	TROIANOS, JERRY	91	3.50	\$ 84.03	ACTIVE	
BX	4014	AMUNDSON AVENUE	3	12	Kevin C. Riley	LILLY, DOROTHY	17	5.67	\$ 0.00	DISCHARGED	VACANT
BX	3929	CARPENTER AVENUE	37	12	Kevin C. Riley	JLP METRO MANAGEMENT INC	279	7.54	\$ 0.00	DISCHARGED	COMPLIANCE
BX	731	EAST 215 STREET	3	12	Kevin C. Riley	KELLY, TROY	30	10.00	\$ 7,016.45	DISCHARGED	COMPLIANCE
BX	954	EAST 228 STREET	4	12	Kevin C. Riley	EDRI, JORDAN	131	32.75	\$ 3,659.60	DISCHARGED	COMPLIANCE
BX	3550	HOLLAND AVENUE	4	12	Kevin C. Riley	MORGENSTERN, HADAS	110	27.50	\$ 1,259.35	DISCHARGED	VACANT
BX	2962	WICKHAM AVENUE	3	12	Kevin C. Riley	OKPOMO, GODWIN	106	35.33	\$ 873.82	ACTIVE	

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BX	1650	WILLIAMSBRIDGE ROAD	26	13	Marjorie Velazquez	GJ REALTY COMPANY	94	3.62	\$ 0.00	DISCHARGED	COMPLIANCE
BX	104	EAST 196 STREET	23	14	Pierina Ana Sanchez	EFRATA REALTY INC	101	4.39	\$ 0.00	ACTIVE	
BX	2015	GRAND AVENUE	31	14	Pierina Ana Sanchez	MCDOWELL, CALVIN	196	6.32	\$ 1,412.39	ACTIVE	
BX	2409	GRAND AVENUE	9	14	Pierina Ana Sanchez	ZAR, BRADLEY	76	8.44	\$ 1,322.00	DISCHARGED	COMPLIANCE
BX	1466	GRAND CONCOURSE	58	14	Pierina Ana Sanchez	WAVECREST MGMT GROUP	194	3.34	\$ 2.74	DISCHARGED	ADMINISTRATIVE
BX	1870	MORRIS AVENUE	25	14	Pierina Ana Sanchez	MOUNT HOPE PRESERVATION APARTMENTS 2A LLC	156	6.24	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2705	MORRIS AVENUE	27	14	Pierina Ana Sanchez	CITY SKYLINE REALTY INC	90	3.33	\$ 0.14	DISCHARGED	COMPLIANCE
BX	2291	UNIVERSITY AVENUE	15	14	Pierina Ana Sanchez	CAP X REALTY SERVICES LLC	68	4.53	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2328	UNIVERSITY AVENUE	11	14	Pierina Ana Sanchez	BANANA KELLY CIA INC.	358	32.55	\$ 1,905.76	DISCHARGED	7A ADMIN APPT
BX	2440	WEBB AVENUE	21	14	Pierina Ana Sanchez	PARK AVE SOUTH MGMT	68	3.24	\$ 0.00	DISCHARGED	COMPLIANCE
BX	208	WEST FORDHAM ROAD	15	14	Pierina Ana Sanchez	WILLIAMS, RICKEY	65	4.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2350	BEAUMONT AVENUE	30	15	Oswald Feliz	CAMAJ, DODA	174	5.80	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2407	BEAUMONT AVENUE	13	15	Oswald Feliz	ABDAVIES, SIMA	103	7.92	\$ 0.00	DISCHARGED	COMPLIANCE
BX	501	EAST 176 STREET	6	15	Oswald Feliz	ABDAVIES, SIMA	47	7.83	\$ 120.08	DISCHARGED	COMPLIANCE
BX	363	EAST 180 STREET	9	15	Oswald Feliz	RODFAR, RAMIN	79	8.78	\$ 128.51	DISCHARGED	COMPLIANCE
BX	690	EAST 182 STREET	50	15	Oswald Feliz	WAVECREST MANAGEMENT GROUP	183	3.66	\$ 0.00	DISCHARGED	ADMINISTRATIVE
BX	735	EAST 182 STREET	21	15	Oswald Feliz	735 EQUITIES LLC	101	4.81	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2048	MAPES AVENUE	13	15	Oswald Feliz	JSAF MANAGEMENT	106	8.15	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2565	MARION AVENUE	38	15	Oswald Feliz	MARION HEIGHTS ASSOCIATES LLC	188	4.95	\$ 0.00	ACTIVE	
BX	4426	PARK AVENUE	3	15	Oswald Feliz	MUNIZ, EDWIN	17	5.67	\$ 7,120.45	DISCHARGED	COMPLIANCE
BX	2483	TIEBOUT AVENUE	26	15	Oswald Feliz	TIEBOUT HEIGHTS LLC	147	5.65	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2343	VALENTINE AVENUE	30	15	Oswald Feliz	MI CASA 2 REALTY MANAGEMENT CORP	125	4.17	\$ 10.50	ACTIVE	
BX	3209	WALLACE AVENUE	4	15	Oswald Feliz	YADGAROV, GABRIEL	174	43.50	\$ 1,468.01	ACTIVE	

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BX	495	CLAREMONT PARKWAY	16	16	Althea Stevens	RUIZ, JORGE	101	6.31	\$ 127.10	DISCHARGED	COMPLIANCE
BX	1237	COLLEGE AVENUE	11	16	Althea Stevens	GLV ENTERPRISES INC	115	10.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1060	FINDLAY AVENUE	9	16	Althea Stevens	LIVINGSTON MANAGEMENT SERVICES LLC	78	8.67	\$ 0.00	ACTIVE	
BX	1103	FRANKLIN AVENUE	21	16	Althea Stevens	ADCNY REALTY CORP	128	6.10	\$ 13.37	ACTIVE	
BX	797	JENNINGS STREET	3	16	Althea Stevens	10831 173ST. CORP.	149	49.67	\$ 6,076.97	ACTIVE	
BX	1665	MORRIS AVENUE	42	16	Althea Stevens	APPULA MGMT CORP	226	5.38	\$ 0.00	ACTIVE	
BX	1417	PROSPECT AVENUE	21	16	Althea Stevens	1417 PROSPECT LLC	105	5.00	\$ 59.77	DISCHARGED	COMPLIANCE
BX	715	EAST 133 STREET	3	17	Rafael Salamanca Jr.	PRESCO, RAUL	45	15.00	\$ 6,451.17	ACTIVE	
BX	716	EAST 134 STREET	3	17	Rafael Salamanca Jr.	WILLIAMS, DARRYL	33	11.00	\$ 0.00	ACTIVE	
BX	430	EAST 162 STREET	8	17	Rafael Salamanca Jr.	RIVERA, DENNIS	99	12.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	701	EAST 175 STREET	20	17	Rafael Salamanca Jr.	COLON JR, HIRAM	74	3.70	\$ 7.94	ACTIVE	
BX	1238	EVERGREEN AVENUE	4	17	Rafael Salamanca Jr.	COHEN, YECHIEL	148	37.00	\$ 2,538.03	ACTIVE	
BX	868	FAILE STREET	20	17	Rafael Salamanca Jr.	FISHER, ELI	91	4.55	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1220	GILBERT PLACE	16	17	Rafael Salamanca Jr.	C.E.PROPERTY MGT	65	4.06	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1161	HOE AVENUE	10	17	Rafael Salamanca Jr.	BETHEL CAPITAL LLC	174	17.40	\$ 30.98	ACTIVE	
BX	941	INTERVALE AVENUE	49	17	Rafael Salamanca Jr.	BURGESS, HOPE	154	3.14	\$ 0.00	DISCHARGED	'RES LOAN DSCHC
BX	754	MANIDA STREET	38	17	Rafael Salamanca Jr.	JOHNSTON, EDWARD	149	3.92	\$ 0.00	DISCHARGED	COMPLIANCE
BX	900	MELROSE AVENUE	24	17	Rafael Salamanca Jr.	TENNENBAUM, DAVID	98	4.08	\$ 0.00	DISCHARGED	COMPLIANCE
BX	910	PROSPECT AVENUE	24	17	Rafael Salamanca Jr.	SIMON, YOSHUA	149	6.21	\$ 0.00	DISCHARGED	COMPLIANCE
BX	636	COMMONWEALTH AVENUE	3	18	Amanda Farias	DREW, MARIE	47	15.67	\$ 7,170.82	ACTIVE	
BX	1256	NOBLE AVENUE	4	18	Amanda Farias	BROWN, MARYANN	272	68.00	\$ 325.18	ACTIVE	
BX	1028	WARD AVENUE	3	18	Amanda Farias	LANTIGUA, JOSE	23	7.67	\$ 559.33	ACTIVE	
BX	1535	WESTCHESTER AVENUE	10	18	Amanda Farias	BIG MANAGEMENT	147	14.70	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	116-10	14 ROAD	6	19	Vickie Paladino	PREMISES, OWNER OF	189	31.50	\$ 7.95	ACTIVE	
QN	104-80	42 AVENUE	8	21	Francisco Moya	PAN, MARGARET	68	8.50	\$ 0.00	DISCHARGED	COMPLIANCE
QN	40-26	BENHAM STREET	3	21	Francisco Moya	CERECEDO, REBECA	431	143.67	\$ 3,246.71	ACTIVE	
QN	27-34	14 STREET	3	22	Tiffany Caban	HOSSAIN, MOHAMMED	94	31.33	\$ 0.00	ACTIVE	
QN	21-11	27 STREET	16	22	Tiffany Caban	GAVALAS, EVAGELOS	142	8.88	\$ 0.00	DISCHARGED	COMPLIANCE
QN	39-30	59 STREET	78	26	Julie Won	ALMA REALTY CORP	249	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
QN	168-47	93 AVENUE	3	27	Nantasha Williams	RENYC INC	63	21.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	172-32	JAMAICA AVENUE	16	27	Nantasha Williams	MELINA ENTERPRISESE INC.	84	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
QN	72-14	69 PLACE	6	30	Robert F. Holden	72-14 69TH LLC	84	14.00	\$ 13.24	DISCHARGED	COMPLIANCE
QN	10-26	GIPSON STREET	3	31	Selvena N. Brooks-Powers	STEINLAUP, SOLOMON	129	43.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	178	HOOPER STREET	35	33	Lincoln Restler	DREYFUSS, HARRY	159	4.54	\$ 16.25	DISCHARGED	COMPLIANCE
BK	62	NORTH 7 STREET	8	33	Lincoln Restler	R.E.M. RESIDENTIAL	50	6.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	86	BUSHWICK AVENUE	12	34	Jennifer Gutierrez	CITI URBAN MANAGEMENT CORP	131	10.92	\$ 0.00	ACTIVE	
BK	27	CORNELIA STREET	3	34	Jennifer Gutierrez	YHT MANAGEMENT	172	57.33	\$ 74.62	DISCHARGED	COMPLIANCE
QN	1810	GEORGE STREET	6	34	Jennifer Gutierrez	HERNANDEZ, VICTOR	48	8.00	\$ 0.00	ACTIVE	
BK	1113	MADISON STREET	18	34	Jennifer Gutierrez	THE AMISTAD MANAGEMENT CORP.	70	3.89	\$ 0.00	ACTIVE	
BK	20	MENAHAN STREET	6	34	Jennifer Gutierrez	KINSEY EQUITIES LLC	34	5.67	\$ 0.00	ACTIVE	
BK	180	NOLL STREET	3	34	Jennifer Gutierrez	HENRY MANAGEMENT LLC	95	31.67	\$ 15,163.61	DISCHARGED	VACANT
QN	1671	PALMETTO STREET	6	34	Jennifer Gutierrez	INNOVATIVE PROPERTY MGMT & DEV,	117	19.50	\$ 0.00	ACTIVE	
QN	1717	PUTNAM AVENUE	6	34	Jennifer Gutierrez	STANKOVIC, SNEZANA	78	13.00	\$ 26.48	ACTIVE	
BK	354	SOUTH 1 STREET	8	34	Jennifer Gutierrez	JACOB, HERMAN	51	6.38	\$ 0.00	ACTIVE	
QN	1708	SUMMERFIELD STREET	39	34	Jennifer Gutierrez	LLOYD WEINSTEIN AS RECEIVER	143	3.67	\$ 1,835.78	ACTIVE	
BK	95	WILSON AVENUE	6	34	Jennifer Gutierrez	FRED, JOE	107	17.83	\$ 0.00	DISCHARGED	COMPLIANCE

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Alternative Enforcement Program
City Council Report

Project Name: AEP ROUND 14

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of buildings that did not achieve "substantial compliance" within 12 months:131

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BK	271	CUMBERLAND STREET	6	35	Crystal Hudson	J.O.J HOLDINGS, LLC	39	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1074	EASTERN PARKWAY	31	35	Crystal Hudson	HART, SHAY	97	3.13	\$ 45.98	ACTIVE	
BK	576	EASTERN PARKWAY	47	35	Crystal Hudson	5576 REALTY LLC	227	4.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1180	PRESIDENT STREET	20	35	Crystal Hudson	MHANY CLUSTER HDFC	113	5.65	\$ 0.00	DISCHARGED	ADMINISTRATIVE
BK	560	PROSPECT PLACE	20	35	Crystal Hudson	SCHEINER, MARK	120	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1366	ST JOHNS PLACE	8	35	Crystal Hudson	STEIN, MANNY	55	6.88	\$ 19.86	DISCHARGED	COMPLIANCE
BK	473	ST JOHNS PLACE	16	35	Crystal Hudson	MARTIN, DONOVAN	128	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1635	UNION STREET	30	35	Crystal Hudson	1635 UNION STREET REALTY LLC	111	3.70	\$ 0.00	DISCHARGED	COMPLIANCE
BK	340	CLIFTON PLACE	15	36	Chi Osse	OUTPOST CLUB	64	4.27	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1449	FULTON STREET	16	36	Chi Osse	GARTNER, HARRY	68	4.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	111	KINGSTON AVENUE	6	36	Chi Osse	KINSEY EQUITIES LLC	159	26.50	\$ 173.10	ACTIVE	
BK	501	LAFAYETTE AVENUE	7	36	Chi Osse	JAC, HERMAN	60	8.57	\$ 14.98	DISCHARGED	COMPLIANCE
BK	503	LAFAYETTE AVENUE	7	36	Chi Osse	JAC, HERMAN	289	41.29	\$ 22.70	DISCHARGED	COMPLIANCE
BK	89	LEFFERTS PLACE	32	36	Chi Osse	QUINONES, OLGA	214	6.69	\$ 0.00	ACTIVE	
BK	133	MAC DONOUGH STREET	8	36	Chi Osse	MALONEY, DAWN	262	32.75	\$ 18,334.83	ACTIVE	
BK	169	NEW YORK AVENUE	8	36	Chi Osse	THE BERGEN CONNECTION	145	18.13	\$ 49.65	ACTIVE	
BK	897	PARK PLACE	12	36	Chi Osse	KINCH, CHERYL	73	6.08	\$ 0.00	ACTIVE	
BK	709	PUTNAM AVENUE	6	36	Chi Osse	RATCLIFFE, SHERISE	193	32.17	\$ 537.28	ACTIVE	
BK	1069	STERLING PLACE	27	36	Chi Osse	HENRY, KENNETH	140	5.19	\$ 2.69	ACTIVE	
BK	248	ARLINGTON AVENUE	21	37	Sandy Nurse	PENTELNIK, ABE	167	7.95	\$ 0.62	DISCHARGED	COMPLIANCE
BK	643	CENTRAL AVENUE	6	37	Sandy Nurse	CENTRAL 7212 CORP.	46	7.67	\$ 31.34	ACTIVE	
BK	389	CRESCENT STREET	3	37	Sandy Nurse	BISSOON, TRAVIS	88	29.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1511	DE KALB AVENUE	6	37	Sandy Nurse	AE DUKE MANAGEMENT LLC	75	12.50	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	1	ELTON STREET	28	37	Sandy Nurse	DAFNONAS ESTATES, LTD	172	6.14	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1097	GLENMORE AVENUE	6	37	Sandy Nurse	HARILAL, JAGERNAUTH	171	28.50	\$ 698.03	ACTIVE	
BK	1422	GREENE AVENUE	6	37	Sandy Nurse	YHT MANAGEMENT	119	19.83	\$ 0.00	ACTIVE	
BK	1323	HANCOCK STREET	6	37	Sandy Nurse	KOHN, YITZ	40	6.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	321	HARMAN STREET	6	37	Sandy Nurse	DEUTSCH, MENDY	53	8.83	\$ 132.40	DISCHARGED	COMPLIANCE
BK	187	HULL STREET	6	37	Sandy Nurse	SAUNDERS-MACK, BETH	180	30.00	\$ 426.58	ACTIVE	
BK	313	KNICKERBOCKER AVENUE	8	37	Sandy Nurse	DALAN MANAGEMENT	70	8.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	343	LINDEN STREET	12	37	Sandy Nurse	CHEUNG, WAH	131	10.92	\$ 0.00	ACTIVE	
BK	361	MILLER AVENUE	20	37	Sandy Nurse	QV MANAGEMENT CORP	90	4.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	43	SHEFFIELD AVENUE	6	37	Sandy Nurse	SHEFFIELD MANAGEMENT LLC	112	18.67	\$ 35.75	DISCHARGED	COMPLIANCE
BK	120	SHERIDAN AVENUE	6	37	Sandy Nurse	JSF MANAGEMENT LLC	146	24.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	109	ST NICHOLAS AVENUE	6	37	Sandy Nurse	O'CONNELL, VINCENT	134	22.33	\$ 0.00	ACTIVE	
BK	348	SUMPTER STREET	19	37	Sandy Nurse	SHINDA MANAGEMENT CORPORATION	65	3.42	\$ 0.00	DISCHARGED	COMPLIANCE
BK	124	VAN SICLEN AVENUE	15	37	Sandy Nurse	124 VS REALTY LLC	105	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	273	20 STREET	8	38	Alexa Aviles	HASSEN, ABDUL NABIL	60	7.50	\$ 109.76	DISCHARGED	COMPLIANCE
BK	225	23 STREET	8	38	Alexa Aviles	NPG MGMT	201	25.13	\$ 95.40	ACTIVE	
BK	229	23 STREET	8	38	Alexa Aviles	NPG MGMT	189	23.63	\$ 0.00	ACTIVE	
BK	4420	3 AVENUE	7	38	Alexa Aviles	OHANA, ALICE	39	5.57	\$ 191.79	ACTIVE	
BK	122	33 STREET	6	38	Alexa Aviles	BELVEDERE MANAGEMENT LLC	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	128	33 STREET	6	38	Alexa Aviles	DIPAK KANTI DAS DBA DIPAK CONTRACTING CO	153	25.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	4112	4 AVENUE	57	38	Alexa Aviles	I&E AND R&E MANAGEMENT CORP	381	6.68	\$ 42.85	DISCHARGED	COMPLIANCE
BK	456	41 STREET	8	38	Alexa Aviles	CHEN, BING	108	13.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	434	49 STREET	8	38	Alexa Aviles	BRACH, SAMUEL	83	10.38	\$ 78.86	DISCHARGED	COMPLIANCE

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BK	463	52 STREET	6	38	Alexa Aviles	YANG, JANE	52	8.67	\$ 170.98	ACTIVE	
BK	151	CONOVER STREET	36	38	Alexa Aviles	ONESOURCE PROPERTY MANAGEMENT SERVICES INC	189	5.25	\$ 1.32	ACTIVE	
BK	266	PROSPECT PARK WEST	6	38	Alexa Aviles	MCALLISTER, JUSTICE	124	20.67	\$ 36.35	ACTIVE	
BK	317	4 AVENUE	8	39	Shahana Hanif	CITI URBAN MGMT CORP.	62	7.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	130	9 STREET	8	39	Shahana Hanif	EQUITY ASSOCIATES PRD LLC	167	20.88	\$ 0.00	ACTIVE	
BK	105	LUQUER STREET	16	39	Shahana Hanif	PERSAUD, CHANMATTIE	385	24.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	553	MC DONALD AVENUE	6	39	Shahana Hanif	WOLF LAKE REALTY INC	139	23.17	\$ 13.24	DISCHARGED	COMPLIANCE
BK	555	MC DONALD AVENUE	6	39	Shahana Hanif	ISLAM, MOHAMMED	83	13.83	\$ 86.67	ACTIVE	
BK	15	STRONG PLACE	16	39	Shahana Hanif	FIFTH AVNUE COMMITTEE	102	6.38	\$ 380.65	ACTIVE	
BK	2020	ALBEMARLE ROAD	41	40	Rita Joseph	PILLER, MOSHE	164	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	140	CLARKSON AVENUE	59	40	Rita Joseph	FIRSTSERVICE RESIDENTIAL	191	3.24	\$ 0.54	ACTIVE	
BK	701	CONEY ISLAND AVENUE	6	40	Rita Joseph	GABRIEL, ARTHUR	161	26.83	\$ 0.00	DISCHARGED	VACANT
BK	410	EAST 17 STREET	30	40	Rita Joseph	RUBASHKIN, SHOLOM	110	3.67	\$ 121.13	DISCHARGED	COMPLIANCE
BK	390	EAST 21 STREET	15	40	Rita Joseph	ALEXANDER, LISAMARIE	59	3.93	\$ 0.00	ACTIVE	
BK	91	EAST 21 STREET	16	40	Rita Joseph	BLUESKY NY MANAGEMENT LLC	63	3.94	\$ 0.00	DISCHARGED	COMPLIANCE
BK	315	FENIMORE STREET	24	40	Rita Joseph	AVIKASIS, NADAV	94	3.92	\$ 0.00	DISCHARGED	COMPLIANCE
BK	611	FLATBUSH AVENUE	14	40	Rita Joseph	FIRST KINGS MANAGEMENT LLC	171	12.21	\$ 4.12	DISCHARGED	COMPLIANCE
BK	621	FLATBUSH AVENUE	9	40	Rita Joseph	FENIMORE PLAZA LLC.	105	11.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	116	LENOX ROAD	82	40	Rita Joseph	J K MANAGEMENT	305	3.72	\$ 0.00	DISCHARGED	COMPLIANCE
BK	353	LINDEN BOULEVARD	23	40	Rita Joseph	353 LINDEN REALTY LLC	158	6.87	\$ 6.98	DISCHARGED	COMPLIANCE
BK	369	LINDEN BOULEVARD	23	40	Rita Joseph	363-369 LINDEN REALTY LLC.	171	7.43	\$ 3.04	DISCHARGED	COMPLIANCE
BK	618	MARLBOROUGH ROAD	8	40	Rita Joseph	HOSSAIN, MOHAMMED	66	8.25	\$ 0.00	ACTIVE	
BK	245	MARTENSE STREET	8	40	Rita Joseph	BART SCHWARTZ AS RECEIVER	125	15.63	\$ 117.17	DISCHARGED	COMPLIANCE

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BK	540	OCEAN AVENUE	20	40	Rita Joseph	OCEAN AVENUE ASSOCIATES	86	4.30	\$ 0.00	DISCHARGED	COMPLIANCE
BK	483	ROGERS AVENUE	6	40	Rita Joseph	NEXT CAPITAL CORP	94	15.67	\$ 3,733.02	ACTIVE	
BK	516	BAINBRIDGE STREET	6	41	Darlene Mealy	HALB, KALMAN	64	10.67	\$ 5,229.64	DISCHARGED	COMPLIANCE
BK	2044	BERGEN STREET	16	41	Darlene Mealy	GILMAN MANAGEMENT CORP	192	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	278	CHAUNCEY STREET	8	41	Darlene Mealy	CHAUNCEY STREET	45	5.63	\$ 3.18	DISCHARGED	COMPLIANCE
BK	3715	CHURCH AVENUE	40	41	Darlene Mealy	CHURCH WAY LLC	234	5.85	\$ 0.00	DISCHARGED	COMPLIANCE
BK	243	EAST 56 STREET	12	41	Darlene Mealy	CK ANDERSONS, LLC	84	7.00	\$ 1,183.59	DISCHARGED	COMPLIANCE
BK	829	HALSEY STREET	6	41	Darlene Mealy	829 HALSEY LLC	89	14.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	199	HOWARD AVENUE	6	41	Darlene Mealy	373 CHAUNCEY REALTY COTP	115	19.17	\$ 90.34	ACTIVE	
BK	141	HULL STREET	8	41	Darlene Mealy	JEMAR IRA LLC	144	18.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	570	LEFFERTS AVENUE	48	41	Darlene Mealy	MERIDIAN PROPERTIES LLC	210	4.38	\$ 3.31	DISCHARGED	COMPLIANCE
BK	842	MADISON STREET	8	41	Darlene Mealy	MARC J ATTIA	159	19.88	\$ 5.56	DISCHARGED	COMPLIANCE
BK	344	MARION STREET	6	41	Darlene Mealy	PASKES, ASHER	103	17.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1898	PACIFIC STREET	12	41	Darlene Mealy	PACIFIC STREET PROPERTIES CORP.	113	9.42	\$ 148.95	ACTIVE	
BK	1641	PARK PLACE	6	41	Darlene Mealy	HAMILTON, GEORGE	64	10.67	\$ 0.00	ACTIVE	
BK	1690	PRESIDENT STREET	39	41	Darlene Mealy	1690 PRESIDENT STREET LLC	163	4.18	\$ 0.00	DISCHARGED	COMPLIANCE
BK	257	SARATOGA AVENUE	19	41	Darlene Mealy	QV MGT CORP	103	5.42	\$ 0.00	DISCHARGED	COMPLIANCE
BK	394	AMBOY STREET	8	42	Charles Barron	394 AMBOY ST LLC	28	3.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	455	EAST 92 STREET	30	42	Charles Barron	EAST 92ND REALTY ASSOC LLC	127	4.23	\$ 0.00	ACTIVE	
BK	455	ELTON STREET	6	42	Charles Barron	STEINER, ANDREAS	112	18.67	\$ 13.24	DISCHARGED	COMPLIANCE
BK	351	LEGION STREET	19	42	Charles Barron	YHT MANAGEMENT INC	94	4.95	\$ 18.16	DISCHARGED	COMPLIANCE
BK	584	LOGAN STREET	9	42	Charles Barron	GRUNBAUM, ABE	185	20.56	\$ 0.00	ACTIVE	
BK	419	MONTAUK AVENUE	6	42	Charles Barron	MANDEL, HOWARD	123	20.50	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	301	POWELL STREET	8	42	Charles Barron	GRUNBAUM, ABE	41	5.13	\$ 0.00	ACTIVE	
BK	558	RIVERDALE AVENUE	4	42	Charles Barron	PAUL, SHARRON	32	8.00	\$ 10,538.31	DISCHARGED	COMPLIANCE
BK	655	WARWICK STREET	6	42	Charles Barron	SCHWARTZ, CHAIM	129	21.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1121	71 STREET	4	43	Justin Brannan	MARRAPODI, HELEN, .	24	6.00	\$ 343.54	ACTIVE	
BK	6816	OWLS HEAD COURT	6	43	Justin Brannan	STATHOUDAKIS, STEVEN	93	15.50	\$ 816.78	DISCHARGED	COMPLIANCE
BK	2500	BEDFORD AVENUE	24	45	Farah N. Louis	ALEXANDER, LISAMARIE	83	3.46	\$ 0.00	ACTIVE	
BK	2302	CLARENDON ROAD	20	45	Farah N. Louis	AJM MANAGEMENT LLC	73	3.65	\$ 25.02	ACTIVE	
BK	370	EAST 23 STREET	20	45	Farah N. Louis	LUDFORD, CLOVIS	72	3.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	382	EAST 32 STREET	16	45	Farah N. Louis	MEISNER, ALBERT	79	4.94	\$ 0.00	ACTIVE	
BK	388	EAST 34 STREET	6	45	Farah N. Louis	REBEW, MARVIN	179	29.83	\$ 139.24	DISCHARGED	COMPLIANCE
BK	1499	EAST 46 STREET	8	45	Farah N. Louis	TOJU REALTY CORP	127	15.88	\$ 19.86	ACTIVE	
BK	2004	GLENWOOD ROAD	23	45	Farah N. Louis	INDEV REAL ESTATE US	215	9.35	\$ 0.55	ACTIVE	
BK	3802	GLENWOOD ROAD	18	45	Farah N. Louis	GLENWOOD ROAD PROPERTIES LLC	72	4.00	\$ 0.00	ACTIVE	
BK	2501	NEWKIRK AVENUE	55	45	Farah N. Louis	LUDFORD, CLOVIS	293	5.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1299	OCEAN AVENUE	48	45	Farah N. Louis	BAYCREST MANAGEMENT	218	4.54	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1106	REMSSEN AVENUE	17	46	Mercedes Narcisse	FISHER, ELI	121	7.12	\$ 0.00	DISCHARGED	COMPLIANCE
BK	8714	21 AVENUE	66	47	Ari Kagan	VITTA, TOM	287	4.35	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2107	CROPSEY AVENUE	17	47	Ari Kagan	LITTLE LEAF PROPERTY MANAGEMENT LLC	51	3.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2113	AVENUE V	30	48	Inna Vernikov	I & E AND R & E MANAGEMENT CORP	185	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1620	EAST 12 STREET	16	48	Inna Vernikov	HMFL MANAGEMENT	117	7.31	\$ 0.00	ACTIVE	

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