



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

Project Name: AEP ROUND 15

Start Date: 01/31/2022

of buildings that did not achieve "substantial compliance" within 12 months:N/A

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	24	PRINCE STREET	8	1	Christopher Marte	USHER, TRISHA	114	14.25	\$ 0.00	DISCHARGED	COMPLIANCE
MN	323	WEST 4 STREET	14	3	Erik Bottcher	URBAN ASSOCIATES LLC	76	5.43	\$ 0.00	ACTIVE	
MN	1134	1 AVENUE	8	5	Julie Menin	PEREZ, ALEJANDRA	66	8.25	\$ 0.00	ACTIVE	
MN	311	WEST 95 STREET	33	6	Gale A. Brewer	GUIDANCE REALTY CORP	124	3.76	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1516	AMSTERDAM AVENUE	20	7	Shaun Abreu	SASSON RTY MGR	138	6.90	\$ 8.42	DISCHARGED	COMPLIANCE
MN	3341	BROADWAY	45	7	Shaun Abreu	601 WEST 135TH STREET CO. LLC	301	6.69	\$ 12.15	ACTIVE	
MN	215	WEST 109 STREET	25	7	Shaun Abreu	109TH BUILDING LLC	124	4.96	\$ 0.00	DISCHARGED	COMPLIANCE
MN	602	WEST 141 STREET	55	7	Shaun Abreu	DAVID, ISRAEL	268	4.87	\$ 4.33	DISCHARGED	COMPLIANCE
MN	504	WEST 142 STREET	8	7	Shaun Abreu	URBAN GREEN MANAGEMENT	93	11.63	\$ 19.86	DISCHARGED	COMPLIANCE
MN	540	WEST 146 STREET	36	7	Shaun Abreu	URBAN MANAGEMENT AND DEVELOPMENT	207	5.75	\$ 40.90	ACTIVE	
MN	539	WEST 148 STREET	6	7	Shaun Abreu	IWC CAPITAL MANAGEMENT LLC	95	15.83	\$ 0.00	DISCHARGED	COMPLIANCE
MN	557	WEST 149 STREET	20	7	Shaun Abreu	ISRAEL, DAVID	79	3.95	\$ 34.22	DISCHARGED	COMPLIANCE
MN	521	WEST 150 STREET	10	7	Shaun Abreu	PAVLOVSKY, KONY	214	21.40	\$ 0.00	ACTIVE	
MN	638	WEST 160 STREET	43	7	Shaun Abreu	TRI-HILL MANAGEMENT LLC	161	3.74	\$ 0.00	ACTIVE	
MN	656	WEST 162 STREET	50	7	Shaun Abreu	SUCCESSFUL MANAGEMENT CORP	283	5.66	\$ 0.00	DISCHARGED	COMPLIANCE
MN	652	WEST 163 STREET	54	7	Shaun Abreu	EMPIRE MGMT AMERICA CORP	202	3.74	\$ 139.51	DISCHARGED	COMPLIANCE
MN	2411	2 AVENUE	10	8	Diana Ayala	EL BARRIO OPERATION FIGHTBACK	81	8.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	770	BECK STREET	3	8	Diana Ayala	BRONX CORAL LLC	121	40.33	\$ 0.00	DISCHARGED	COMPLIANCE
MN	228	EAST 116 STREET	28	8	Diana Ayala	MANHATTAN NORTH MANAGEMENT COMPANY INC	89	3.18	\$ 0.00	DISCHARGED	COMPLIANCE
BX	534	EAST 138 STREET	40	8	Diana Ayala	TENNENBAUM, DAVID	147	3.68	\$ 0.00	ACTIVE	
BX	535	EAST 148 STREET	17	8	Diana Ayala	ZAR, BRADLEY	65	3.82	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1845	ADAM C POWELL BOULEVARD	25	9	Kristin Richardson Jordan	OWNER OF,	120	4.80	\$ 6.76	DISCHARGED	COMPLIANCE
MN	2035	ADAM C POWELL BOULEVARD	16	9	Kristin Richardson Jordan	BECK STREET MANAGEMENT LLC	80	5.00	\$ 0.00	DISCHARGED	COMPLIANCE

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MN	79	EAST 125 STREET	16	9	Kristin Richardson Jordan	HSC MANAGEMENT CORP.	81	5.06	\$ 0.00	DISCHARGED	COMPLIANCE
MN	51	EAST 126 STREET	7	9	Kristin Richardson Jordan	51 EAST 126TH STREET LLC	74	10.57	\$ 22.70	ACTIVE	
MN	2866	FREDERICK DOUGLASS BOULEVAF	25	9	Kristin Richardson Jordan	BECK STREET MANAGEMENT LLC	113	4.52	\$ 158.81	DISCHARGED	COMPLIANCE
MN	2890	FREDERICK DOUGLASS BOULEVAF	42	9	Kristin Richardson Jordan	WAVECREST MGMT GROUP	232	5.52	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2093	MADISON AVENUE	20	9	Kristin Richardson Jordan	HSC MANAGEMENT CORP.	126	6.30	\$ 0.00	DISCHARGED	COMPLIANCE
MN	60	ST NICHOLAS AVENUE	53	9	Kristin Richardson Jordan	WAVECREST MGMT GROUP	253	4.77	\$ 0.00	DISCHARGED	COMPLIANCE
MN	312	WEST 114 STREET	25	9	Kristin Richardson Jordan	CHOICE NEW YORK MANAGEMENT	176	7.04	\$ 0.00	ACTIVE	
MN	226	WEST 116 STREET	10	9	Kristin Richardson Jordan	GALIL MANAGEMENT LLC	83	8.30	\$ 133.79	DISCHARGED	COMPLIANCE
MN	201	WEST 121 STREET	23	9	Kristin Richardson Jordan	U.H.O. MANAGEMENT CORPORATION	85	3.70	\$ 0.00	DISCHARGED	COMPLIANCE
MN	203	WEST 144 STREET	28	9	Kristin Richardson Jordan	MD 144TH REALTY LLC	167	5.96	\$ 0.10	DISCHARGED	COMPLIANCE
MN	304	WEST 147 STREET	33	9	Kristin Richardson Jordan	ALEXANDER, LISAMARIE	120	3.64	\$ 0.00	DISCHARGED	COMPLIANCE
MN	220	WEST 149 STREET	24	9	Kristin Richardson Jordan	CHOICE NY MANAGEMENT	100	4.17	\$ 0.00	ACTIVE	
MN	128	SEAMAN AVENUE	24	10	Carmen De La Rosa	CONCORD MANAGEMENT OF NY, LLC	91	3.79	\$ 0.00	DISCHARGED	COMPLIANCE
MN	110	TERRACE VIEW AVENUE	19	10	Carmen De La Rosa	MIDAS PROPERTY MANAGEMENT CORP.	117	6.16	\$ 0.00	DISCHARGED	COMPLIANCE
MN	425	WEST 162 STREET	10	10	Carmen De La Rosa	JORDAN, CHRISTINE	106	10.60	\$ 0.00	ACTIVE	
MN	438	WEST 164 STREET	22	10	Carmen De La Rosa	CONCORD MANAGEMENT OF NY LLC	587	26.68	\$ 902.93	ACTIVE	
MN	705	WEST 170 STREET	21	10	Carmen De La Rosa	SANTANA, JOHNATHAN	270	12.86	\$ 297.44	ACTIVE	
MN	580	WEST 176 STREET	31	10	Carmen De La Rosa	ALEXANDER, LISAMARIE	158	5.10	\$ 0.00	DISCHARGED	COMPLIANCE
MN	600	WEST 176 STREET	22	10	Carmen De La Rosa	ABDAVIES, SIMA	83	3.77	\$ 0.00	DISCHARGED	COMPLIANCE
MN	517	WEST 180 STREET	26	10	Carmen De La Rosa	GREEN, JOE	156	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	570	WEST 182 STREET	26	10	Carmen De La Rosa	GREEN, JOE	211	8.12	\$ 0.00	DISCHARGED	COMPLIANCE
MN	509	WEST 183 STREET	31	10	Carmen De La Rosa	YANSI REALITY INC.	172	5.55	\$ 0.00	ACTIVE	
MN	550	WEST 183 STREET	15	10	Carmen De La Rosa	BARBERRY ROSE MGMT CO. INC.	57	3.80	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	3561	DEKALB AVENUE	25	11	Eric Dinowitz	ADP REALTY LTD	83	3.32	\$ 0.00	DISCHARGED	COMPLIANCE
BX	710	EAST 243 STREET	50	11	Eric Dinowitz	HSC MANAGEMENT CORP.	232	4.64	\$ 1.59	ACTIVE	
BX	738	EAST 243 STREET	72	11	Eric Dinowitz	HSC MANAGEMENT CORP.	278	3.86	\$ 33.52	ACTIVE	
BX	3840	ORLOFF AVENUE	57	11	Eric Dinowitz	3840 ORLOFF AVENUE CORP	222	3.89	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3158	PERRY AVENUE	51	11	Eric Dinowitz	3156-58 PERRY LLC	172	3.37	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3801	REVIEW PLACE	25	11	Eric Dinowitz	AEGIS REALTY MGMT CORP	211	8.44	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3805	REVIEW PLACE	26	11	Eric Dinowitz	AEGIS REALTY MGMT CORP	215	8.27	\$ 308.71	ACTIVE	
BX	4026	CARPENTER AVENUE	31	12	Kevin C. Riley	JLP METRO MANAGEMENT INC	142	4.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	729	EAST 215 STREET	3	12	Kevin C. Riley	MCW MANAGEMENT CORP	156	52.00	\$ 0.00	ACTIVE	
BX	826	EAST 227 STREET	5	12	Kevin C. Riley	HICKS, SHAKEIA	47	9.40	\$ 0.00	ACTIVE	
BX	3349	FENTON AVENUE	3	12	Kevin C. Riley	SINCKLER, GEOFFREY	348	116.00	\$ 2,506.83	ACTIVE	
BX	3011	PAULDING AVENUE	7	12	Kevin C. Riley	BEIGEL, LEVI	54	7.71	\$ 142.99	DISCHARGED	COMPLIANCE
BX	788	ARNOW AVENUE	55	13	Marjorie Velazquez	SCHWEID, JOSEPH	197	3.58	\$ 10.25	DISCHARGED	COMPLIANCE
BX	2315	BARNES AVENUE	28	13	Marjorie Velazquez	2316 WALLACE AVE CORP	109	3.89	\$ 115.31	DISCHARGED	COMPLIANCE
BX	452	CITY ISLAND AVENUE	6	13	Marjorie Velazquez	PANETH, SOL	31	5.17	\$ 774.27	DISCHARGED	COMPLIANCE
BX	2523	PAULDING AVENUE	7	13	Marjorie Velazquez	SALEJ, MAJMUD	47	6.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2316	WALLACE AVENUE	33	13	Marjorie Velazquez	2316 WALLACE AVE CORP	138	4.18	\$ 97.84	DISCHARGED	COMPLIANCE
BX	2290	DAVIDSON AVENUE	55	14	Pierina Ana Sanchez	FORDHAM BEDFORD HOUSING CORP	183	3.33	\$ 7.22	ACTIVE	
BX	1466	GRAND CONCOURSE	58	14	Pierina Ana Sanchez	WAVECREST MGMT GROUP	246	4.24	\$ 2.74	ACTIVE	
BX	3075	HEATH AVENUE	43	14	Pierina Ana Sanchez	V & G HEATH AVENUE CO	194	4.51	\$ 6.58	ACTIVE	
BX	2261	MORRIS AVENUE	33	14	Pierina Ana Sanchez	MAXIMILIAN, GINA	190	5.76	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2305	UNIVERSITY AVENUE	54	14	Pierina Ana Sanchez	TATE, ROGER	393	7.28	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2512	UNIVERSITY AVENUE	24	14	Pierina Ana Sanchez	LIVINGSTON PROPERTY MANAGEMENT LLC	82	3.42	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	2440	WALTON AVENUE	16	14	Pierina Ana Sanchez	ZAR, BRADLEY	51	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2324	BASSFORD AVENUE	31	15	Oswald Feliz	TOWER MANAGEMENT GROUP LLC	104	3.35	\$ 0.00	ACTIVE	
BX	2414	BELMONT AVENUE	31	15	Oswald Feliz	2414 BELMONT LLC	104	3.35	\$ 99.99	DISCHARGED	COMPLIANCE
BX	737	EAST 187 STREET	31	15	Oswald Feliz	WAVECREST MANAGEMENT GROUP	102	3.29	\$ 7.53	ACTIVE	
BX	311	EAST 188 STREET	11	15	Oswald Feliz	ZAR, BRADLEY	65	5.91	\$ 0.00	DISCHARGED	COMPLIANCE
BX	684	EAST 189 STREET	34	15	Oswald Feliz	WEINGARTEN, BENNY	132	3.88	\$ 0.00	DISCHARGED	COMPLIANCE
BX	206	EAST 198 STREET	26	15	Oswald Feliz	PULLMAN, ABE	88	3.38	\$ 0.00	DISCHARGED	COMPLIANCE
BX	246	EAST 199 STREET	47	15	Oswald Feliz	VANDERBILT PROPERTY MANAGEMENT LLC	275	5.85	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1123	EAST TREMONT AVENUE	3	15	Oswald Feliz	JEFFRIES, TERENCE	63	21.00	\$ 0.00	ACTIVE	
BX	1745	EASTBURN AVENUE	36	15	Oswald Feliz	LANGSAM PROP. SER. CORP.	190	5.28	\$ 0.00	ACTIVE	
BX	2082	HUGHES AVENUE	28	15	Oswald Feliz	HUGHES AVE CORP.	109	3.89	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1756	TOPPING AVENUE	6	15	Oswald Feliz	KATZ, MARC	44	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2412	WEBSTER AVENUE	8	15	Oswald Feliz	WESTORCHARD MANAGEMENT	58	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1197	ANDERSON AVENUE	52	16	Althea Stevens	BRETON, FRANCISCO	173	3.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	495	CLAREMONT PARKWAY	16	16	Althea Stevens	RUIZ, JORGE	52	3.25	\$ 127.10	DISCHARGED	COMPLIANCE
BX	1046	CLAY AVENUE	6	16	Althea Stevens	JOHN, THOMAS	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	306	EAST 171 STREET	78	16	Althea Stevens	ABLE MANAGEMENT ESTATES LLC	279	3.58	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1165	GERARD AVENUE	43	16	Althea Stevens	1165 GERARD REALTY LLC	207	4.81	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1060	GRANT AVENUE	5	16	Althea Stevens	FISHER, ELI	63	12.60	\$ 7.47	DISCHARGED	COMPLIANCE
BX	1207	OGDEN AVENUE	11	16	Althea Stevens	ET MANAGEMENT & REALTY CORP	116	10.55	\$ 0.00	ACTIVE	
BX	1360	OGDEN AVENUE	35	16	Althea Stevens	MID BRONX HOUSING MGMT CO	107	3.06	\$ 0.00	ACTIVE	
BX	1372	OGDEN AVENUE	20	16	Althea Stevens	MID-BRONX HOUSING MGMT CORP	120	6.00	\$ 0.00	ACTIVE	
BX	1376	OGDEN AVENUE	26	16	Althea Stevens	MID-BRONX MGMT	94	3.62	\$ 0.00	ACTIVE	

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BX	530	ST PAULS PLACE	41	16	Althea Stevens	NEW START GROUP INC	168	4.10	\$ 0.00	ACTIVE	
BX	1230	WOODYCREST AVENUE	41	16	Althea Stevens	BRETON, FRANSISCO	178	4.34	\$ 13.56	DISCHARGED	COMPLIANCE
BX	3204	3 AVENUE	6	17	Rafael Salamanca Jr.	3204 THIRD AVE LLC	33	5.50	\$ 15.36	ACTIVE	
BX	3206	3 AVENUE	6	17	Rafael Salamanca Jr.	ABDAVIES, SIMA	56	9.33	\$ 173.97	DISCHARGED	COMPLIANCE
BX	1474	BRYANT AVENUE	3	17	Rafael Salamanca Jr.	PREMISES, OWNER OF	115	38.33	\$ 24,137.11	ACTIVE	
BX	1960	DALY AVENUE	7	17	Rafael Salamanca Jr.	MASTERMIND MANAGEMENT	32	4.57	\$ 0.00	ACTIVE	
BX	422	EAST 161 STREET	10	17	Rafael Salamanca Jr.	JLP METRO MANAGEMENT INC	176	17.60	\$ 428.84	ACTIVE	
BX	287	EAST 162 STREET	21	17	Rafael Salamanca Jr.	SINGH, DHANPAUL	108	5.14	\$ 0.00	ACTIVE	
BX	351	EAST 163 STREET	44	17	Rafael Salamanca Jr.	STEIN, MANNY	141	3.20	\$ 0.00	DISCHARGED	COMPLIANCE
BX	865	EAST 164 STREET	3	17	Rafael Salamanca Jr.	SILBERSTEIN, SHAYE	36	12.00	\$ 235.14	DISCHARGED	COMPLIANCE
BX	865	EAST 165 STREET	12	17	Rafael Salamanca Jr.	RAMIREZ, RUBEN	86	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
BX	797	FAIRMOUNT PLACE	6	17	Rafael Salamanca Jr.	ILLYRIAN PROPERTIES	48	8.00	\$ 0.00	ACTIVE	
BX	805	FAIRMOUNT PLACE	35	17	Rafael Salamanca Jr.	FAIRMOUNT REALTY 805 LLC	165	4.71	\$ 190.15	DISCHARGED	COMPLIANCE
BX	1314	LAFAYETTE AVENUE	45	17	Rafael Salamanca Jr.	BRYANT PROPERTIES 769 LLC	221	4.91	\$ 30.36	DISCHARGED	COMPLIANCE
BX	1036	LONGFELLOW AVENUE	4	17	Rafael Salamanca Jr.	DAVIS, ROBERT	154	38.50	\$ 4,202.17	DISCHARGED	COMPLIANCE
BX	1054	LONGFELLOW AVENUE	4	17	Rafael Salamanca Jr.	IROZURU, EJIKEME	44	11.00	\$ 313.78	ACTIVE	
BX	1255	LONGFELLOW AVENUE	20	17	Rafael Salamanca Jr.	MASSERI, HENRY	100	5.00	\$ 8.64	DISCHARGED	COMPLIANCE
BX	1967	MARMION AVENUE	73	17	Rafael Salamanca Jr.	MARMION REALTY 1967-1971 LLC	289	3.96	\$ 3.57	DISCHARGED	COMPLIANCE
BX	2001	MARMION AVENUE	36	17	Rafael Salamanca Jr.	MHANY MANAGEMENT, INC	130	3.61	\$ 0.00	ACTIVE	
BX	900	MELROSE AVENUE	24	17	Rafael Salamanca Jr.	TENNENBAUM, DAVID	97	4.04	\$ 0.00	DISCHARGED	COMPLIANCE
BX	733	PROSPECT AVENUE	17	17	Rafael Salamanca Jr.	GODOLOV, EPHRAIM	114	6.71	\$ 14.02	ACTIVE	
BX	1050	WHEELER AVENUE	59	17	Rafael Salamanca Jr.	CLEMENS CAPITAL PARTNERS	263	4.46	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2414	EAST TREMONT AVENUE	43	18	Amanda Farias	2424 EAST TREMONT REALTY LLC	183	4.26	\$ 0.00	DISCHARGED	COMPLIANCE

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QN	150-14	VILLAGE ROAD	6	24	James F. Gennaro	FIRSTSERVICE RESIDENTIAL	30	5.00	\$ 0.00	ACTIVE	
QN	35-24	94 STREET	20	25	Shekar Krishnan	PAPADOPOULOS, CHRIS	155	7.75	\$ 3.94	DISCHARGED	COMPLIANCE
QN	40-29	23 STREET	8	26	Julie Won	OWNER OF,	99	12.38	\$ 0.69	DISCHARGED	COMPLIANCE
QN	61-05	39 AVENUE	81	26	Julie Won	FIRSTSERVICE RESIDENTIAL	307	3.79	\$ 0.00	ACTIVE	
QN	108-42	171 PLACE	3	27	Nantasha Williams	HOLT, SHELTON	53	17.67	\$ 0.00	ACTIVE	
QN	157-03	110 AVENUE	3	28	Adrienne E. Adams	DIGGS, KELVIN	96	32.00	\$ 0.00	ACTIVE	
QN	72-14	69 PLACE	6	30	Robert F. Holden	72-14 69TH LLC	30	5.00	\$ 13.24	ACTIVE	
QN	84-53	DANA COURT	37	30	Robert F. Holden	SANTANA, JOHNATHAN	484	13.08	\$ 0.00	ACTIVE	
QN	2108	GATES AVENUE	8	30	Robert F. Holden	BERTA 25 REALTY LLC	74	9.25	\$ 0.00	DISCHARGED	COMPLIANCE
QN	224	BEACH 30 STREET	6	31	Selvena N. Brooks-Powers	JOHNSON, RICHARD	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE
QN	22-37	DIX AVENUE	26	31	Selvena N. Brooks-Powers	MHR MANAGEMENT, INC	90	3.46	\$ 0.00	DISCHARGED	COMPLIANCE
QN	10-26	GIPSON STREET	3	31	Selvena N. Brooks-Powers	STEINLAUP, SOLOMON	36	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	86-08	ATLANTIC AVENUE	6	32	Joann Ariola	ASCO MANAGEMENT	43	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
QN	86-10	ATLANTIC AVENUE	6	32	Joann Ariola	ASCO MANAGEMENT	84	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	177	HURON STREET	6	33	Lincoln Restler	SLEVIN, ELIZABETH	134	22.33	\$ 0.00	ACTIVE	
BK	1074	LORIMER STREET	8	33	Lincoln Restler	ZIELINSKI, MIROSLAWA	96	12.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	483	PACIFIC STREET	8	33	Lincoln Restler	KHALILI, JOSEPH	46	5.75	\$ 1,083.65	ACTIVE	
BK	312	EVERGREEN AVENUE	6	34	Jennifer Gutierrez	STEINER REALTY	75	12.50	\$ 603.46	DISCHARGED	COMPLIANCE
BK	176	GRAND STREET EXTENSION	26	34	Jennifer Gutierrez	DEL MAR MANAGEMENT	99	3.81	\$ 0.00	ACTIVE	
BK	107	GRATTAN STREET	6	34	Jennifer Gutierrez	BARROSO, ESTELIA	63	10.50	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1715	GREENE AVENUE	6	34	Jennifer Gutierrez	FALKOWITZ, SHAYE	33	5.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	120	PALMETTO STREET	6	34	Jennifer Gutierrez	SINGH, GARY	117	19.50	\$ 13.24	ACTIVE	
QN	1645	PUTNAM AVENUE	6	34	Jennifer Gutierrez	1645 PUTNAM HOLDINGS LLC	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE

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

Project Name: AEP ROUND 15

Start Date: 01/31/2022

of buildings that did not achieve "substantial compliance" within 12 months:N/A

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
BK	373	SOUTH 4 STREET	30	34	Jennifer Gutierrez	CANVAS PROPERTY GROUP	115	3.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	58	ST NICHOLAS AVENUE	6	34	Jennifer Gutierrez	YU, ANDY	142	23.67	\$ 17.91	ACTIVE	
BK	288	SUYDAM STREET	6	34	Jennifer Gutierrez	WHARF DEVELOPMENT II CORP	55	9.17	\$ 0.00	ACTIVE	
BK	327	EASTERN PARKWAY	15	35	Crystal Hudson	MARTIN, DONOVAN	95	6.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	569	EMPIRE BOULEVARD	24	35	Crystal Hudson	MANANA, RAUL	112	4.67	\$ 30.09	DISCHARGED	COMPLIANCE
BK	1616	PRESIDENT STREET	25	35	Crystal Hudson	GILMAN MANAGEMENT CORP	163	6.52	\$ 500.08	ACTIVE	
BK	417	ST JOHNS PLACE	27	35	Crystal Hudson	S R NAGER MANAGEMENT	105	3.89	\$ 0.00	DISCHARGED	COMPLIANCE
BK	565	ST JOHNS PLACE	8	35	Crystal Hudson	SPIRA, ZACH	151	18.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	221	BAINBRIDGE STREET	9	36	Chi Osse	221 BAINBRIDGE HOLDINGLLC	150	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	739	DE KALB AVENUE	8	36	Chi Osse	METRO PROP NY CORP	143	17.88	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1449	FULTON STREET	16	36	Chi Osse	GARTNER, HARRY	74	4.63	\$ 0.00	ACTIVE	
BK	503	LAFAYETTE AVENUE	7	36	Chi Osse	JAC, HERMAN	54	7.71	\$ 22.70	DISCHARGED	COMPLIANCE
BK	644	LAFAYETTE AVENUE	8	36	Chi Osse	SCHWARTZ, CHAM	75	9.38	\$ 130.96	DISCHARGED	COMPLIANCE
BK	105	LEFFERTS PLACE	33	36	Chi Osse	GILMAN MANAGEMENT CORP.	120	3.64	\$ 0.00	DISCHARGED	COMPLIANCE
BK	137	MAC DONOUGH STREET	8	36	Chi Osse	TRIHILL MANAGEMENT LLC	58	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	30	MAC DONOUGH STREET	16	36	Chi Osse	PROGRESSIVE MANAGEMENT OF NY	148	9.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	44	MAC DONOUGH STREET	16	36	Chi Osse	44 MACDONOUGH LLC	66	4.13	\$ 30.78	DISCHARGED	COMPLIANCE
BK	246	MADISON STREET	8	36	Chi Osse	MADISON ERT LLC	97	12.13	\$ 206.41	DISCHARGED	COMPLIANCE
BK	1326	PACIFIC STREET	6	36	Chi Osse	FRITCHIE, KATHERINE	114	19.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1054	PARK PLACE	16	36	Chi Osse	FRIEDMAN, FAIGY	80	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	949	PARK PLACE	8	36	Chi Osse	CAYENNE, EMANUEL	105	13.13	\$ 0.00	ACTIVE	
BK	281	QUINCY STREET	25	36	Chi Osse	GATES CLUSTER DEVELOPMENT CO., LLC	170	6.80	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1515	ST JOHNS PLACE	24	36	Chi Osse	NEW START GROUP, INC	222	9.25	\$ 0.00	ACTIVE	

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City Council Report

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BK	974	ST MARKS AVENUE	19	36	Chi Osse	BERKOWITZ, SAM	88	4.63	\$ 163.06	DISCHARGED	COMPLIANCE
BK	326	THROOP AVENUE	9	36	Chi Osse	ONESOURCE PROPERTY MANAGEMENT SERVICES INC	113	12.56	\$ 17.65	DISCHARGED	COMPLIANCE
BK	378	THROOP AVENUE	53	36	Chi Osse	NEBHDCO	222	4.19	\$ 1.13	ACTIVE	
BK	402	TOMPKINS AVENUE	6	36	Chi Osse	PATEL & SONS ENTERPRISES LTD	123	20.50	\$ 0.00	ACTIVE	
BK	510	CHAUNCEY STREET	18	37	Sandy Nurse	SHINDA MANAGEMENT CORPORATION	64	3.56	\$ 0.00	DISCHARGED	COMPLIANCE
BK	371	ETNA STREET	56	37	Sandy Nurse	ETNA REALTY HOLDINGS 371-374 LLC	233	4.16	\$ 8.30	DISCHARGED	COMPLIANCE
BK	1323	HANCOCK STREET	6	37	Sandy Nurse	KOHN, YITZ	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	989	HANCOCK STREET	3	37	Sandy Nurse	WHITE, ALEJANDRO	115	38.33	\$ 543.97	ACTIVE	
BK	203	HULL STREET	6	37	Sandy Nurse	GRUBER, JOSHUA	34	5.67	\$ 233.02	ACTIVE	
BK	124	IRVING AVENUE	7	37	Sandy Nurse	884 HART ST CORP	72	10.29	\$ 0.00	ACTIVE	
BK	1230	PUTNAM AVENUE	3	37	Sandy Nurse	BK SARATOGA LLC	344	114.67	\$ 2,340.36	DISCHARGED	COMPLIANCE
BK	517	WILSON AVENUE	6	37	Sandy Nurse	BODANSKY, HARRY	80	13.33	\$ 13.24	DISCHARGED	COMPLIANCE
BK	627	WILSON AVENUE	6	37	Sandy Nurse	KWOK, HONG	174	29.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	203	WYCKOFF AVENUE	6	37	Sandy Nurse	LEFKOWITZ, JOEL	40	6.67	\$ 389.24	DISCHARGED	COMPLIANCE
BK	229	WYCKOFF AVENUE	6	37	Sandy Nurse	PREMISES, OWNER OF	40	6.67	\$ 524.29	ACTIVE	
BK	875	39 STREET	6	38	Alexa Aviles	LIN, HONG	39	6.50	\$ 4.23	DISCHARGED	COMPLIANCE
BK	4311	4 AVENUE	6	38	Alexa Aviles	HONG JIAN REALTY LLC	35	5.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5422	4 AVENUE	21	38	Alexa Aviles	MARTAN PROPERTIES LLC	67	3.19	\$ 0.00	DISCHARGED	COMPLIANCE
BK	861	48 STREET	32	38	Alexa Aviles	RIULIN, AARON	323	10.09	\$ 2.51	ACTIVE	
BK	4811	5 AVENUE	8	38	Alexa Aviles	5TH AVE BRICKS LLC	172	21.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5301	5 AVENUE	6	38	Alexa Aviles	KWOK, CHUN	68	11.33	\$ 0.00	ACTIVE	
BK	314	57 STREET	17	38	Alexa Aviles	GRUBER, JOSHUA	56	3.29	\$ 0.00	DISCHARGED	COMPLIANCE
BK	360	61 STREET	6	38	Alexa Aviles	THANIEL BEINERT	35	5.83	\$ 0.00	ACTIVE	

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BK	434	61 STREET	17	38	Alexa Aviles	GUELA, JACK	68	4.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	455	61 STREET	16	38	Alexa Aviles	DAFNONAS ESTATES LTD	91	5.69	\$ 0.00	ACTIVE	
BK	61	5 AVENUE	6	39	Shahana Hanif	ESA, MOHAMMED	100	16.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	17	BERKELEY PLACE	8	39	Shahana Hanif	URBAN EQUITIES LLC	45	5.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2312	ALBEMARLE ROAD	33	40	Rita Joseph	NUNNALLY, SCOTT	164	4.97	\$ 0.00	ACTIVE	
BK	1785	BEDFORD AVENUE	4	40	Rita Joseph	BAZEL, GILAD	67	16.75	\$ 10,935.99	ACTIVE	
BK	2150	BEDFORD AVENUE	46	40	Rita Joseph	LITTLE LEAF PROPERTY MANAGEMENT LLC	182	3.96	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2017	CHURCH AVENUE	45	40	Rita Joseph	NYC MANAGEMENT LLC	200	4.44	\$ 0.00	ACTIVE	
BK	198	CLARKSON AVENUE	6	40	Rita Joseph	BURNS, LOUIS	62	10.33	\$ 394.54	ACTIVE	
BK	287	EAST 18 STREET	25	40	Rita Joseph	FIRSTSERVICE RESIDENTIAL	130	5.20	\$ 0.00	ACTIVE	
BK	79	EAST 18 STREET	6	40	Rita Joseph	NUNEZ, DARIEL	40	6.67	\$ 0.00	ACTIVE	
BK	120	EAST 19 STREET	43	40	Rita Joseph	FIRSTSERVICE RESIDENTIAL	147	3.42	\$ 0.00	ACTIVE	
BK	220	EAST 23 STREET	8	40	Rita Joseph	BRIGHTON MANAGEMENT	56	7.00	\$ 18.49	DISCHARGED	COMPLIANCE
BK	524	FLATBUSH AVENUE	16	40	Rita Joseph	MARSHALL, HEATHER	90	5.63	\$ 0.00	DISCHARGED	COMPLIANCE
BK	100	LEFFERTS AVENUE	60	40	Rita Joseph	GARLAND, BRIAN	184	3.07	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1311	NEWKIRK AVENUE	20	40	Rita Joseph	REUVEN HELEN REALTY CORP	108	5.40	\$ 0.00	ACTIVE	
BK	2317	NEWKIRK AVENUE	16	40	Rita Joseph	SPUTZ, DAVID	50	3.13	\$ 0.00	ACTIVE	
BK	1055	OCEAN AVENUE	20	40	Rita Joseph	SCHWARTZ, ISAAC	113	5.65	\$ 0.00	DISCHARGED	COMPLIANCE
BK	596	ROGERS AVENUE	7	40	Rita Joseph	BLUESKY NY MANAGEMENT LLC	157	22.43	\$ 0.00	ACTIVE	
BK	743	ROGERS AVENUE	6	40	Rita Joseph	KATZ, MARC	54	9.00	\$ 81.56	DISCHARGED	COMPLIANCE
BK	538	BAINBRIDGE STREET	6	41	Darlene Mealy	WATERSTONE GROUP LLC	209	34.83	\$ 117.11	DISCHARGED	COMPLIANCE
BK	161	BUFFALO AVENUE	23	41	Darlene Mealy	SAMARITAN DAYTOP VILLAGE	70	3.04	\$ 0.00	ACTIVE	
BK	216	EAST 39 STREET	9	41	Darlene Mealy	RAMOGO REALTY LLC	47	5.22	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	299	EAST 54 STREET	6	41	Darlene Mealy	299 E 54 LLC	56	9.33	\$ 0.00	ACTIVE	
BK	192	EAST 56 STREET	19	41	Darlene Mealy	1073 NOSTRAND LLC	213	11.21	\$ 198.11	ACTIVE	
BK	285	EAST 95 STREET	4	41	Darlene Mealy	BOWDEN, JANET	104	26.00	\$ 339.09	ACTIVE	
BK	73	EAST 96 STREET	38	41	Darlene Mealy	RUTLAND ROCK LLC	128	3.37	\$ 25.09	DISCHARGED	COMPLIANCE
BK	1352	EAST NEW YORK AVENUE	10	41	Darlene Mealy	MHANY MANAGEMENT, INC.	61	6.10	\$ 140.60	ACTIVE	
BK	1159	EASTERN PARKWAY	16	41	Darlene Mealy	INTEGRITY MANAGMENT	62	3.88	\$ 10.84	DISCHARGED	COMPLIANCE
BK	1193	EASTERN PARKWAY	16	41	Darlene Mealy	BARBERRY ROSE MANAGEMENT CO. INC	52	3.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1588	EASTERN PARKWAY EXTENSION	3	41	Darlene Mealy	KESSLER, MAYER	332	110.67	\$ 5,971.37	ACTIVE	
BK	1969	PACIFIC STREET	3	41	Darlene Mealy	SABA RF REALITY	210	70.00	\$ 7,046.08	DISCHARGED	COMPLIANCE
BK	1729	PITKIN AVENUE	6	41	Darlene Mealy	1729 PITKIN LLC	50	8.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1745	PRESIDENT STREET	53	41	Darlene Mealy	UNITED MANAGEMENT CORP	237	4.47	\$ 0.00	DISCHARGED	COMPLIANCE
BK	119	ROCKAWAY PARKWAY	4	41	Darlene Mealy	DYALL, TREVOR	72	18.00	\$ 4,346.51	ACTIVE	
BK	392	ROCKAWAY PARKWAY	4	41	Darlene Mealy	392 ROCK CORP	138	34.50	\$ 1,204.40	ACTIVE	
BK	48	ROCKAWAY PARKWAY	4	41	Darlene Mealy	BLEASDELL, COLIN	53	13.25	\$ 0.48	ACTIVE	
BK	564	BRADFORD STREET	4	42	Charles Barron	CHOWDHURY, SUBHANA	273	68.25	\$ 4,515.86	ACTIVE	
BK	556	EAST 94 STREET	6	42	Charles Barron	BATRA, ATIN	79	13.17	\$ 518.14	DISCHARGED	COMPLIANCE
BK	509	HINSDALE STREET	21	42	Charles Barron	CALLER, DANIEL	73	3.48	\$ 0.00	DISCHARGED	COMPLIANCE
BK	700	MILLER AVENUE	6	42	Charles Barron	LUBIN, KARL	69	11.50	\$ 0.00	ACTIVE	
BK	645	NEW JERSEY AVENUE	6	42	Charles Barron	645 NEW JERSEY AVE	49	8.17	\$ 0.00	ACTIVE	
BK	277	PENNSYLVANIA AVENUE	16	42	Charles Barron	FULLERTON, EARL	91	5.69	\$ 0.00	ACTIVE	
BK	694	PENNSYLVANIA AVENUE	4	42	Charles Barron	HARRIS, WILLIAM	23	5.75	\$ 10,165.86	ACTIVE	
BK	510	RIVERDALE AVENUE	22	42	Charles Barron	CALLER, DANIEL	95	4.32	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6719	13 AVENUE	6	43	Justin Brannan	AVDIJA, BESNIK	103	17.17	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	262	72 STREET	6	43	Justin Brannan	ANGELOPOULOS, HERCULES	99	16.50	\$ 0.00	ACTIVE	
BK	367	86 STREET	6	43	Justin Brannan	KOTSOPOULOS, VIKI	94	15.67	\$ 0.00	ACTIVE	
BK	239	SENATOR STREET	6	43	Justin Brannan	ELGENDY, TAMER	43	7.17	\$ 35.74	ACTIVE	
BK	1472	43 STREET	39	44	Kalman Yeger	NEWPORT MANAGEMENT	133	3.41	\$ 0.00	ACTIVE	
BK	1719	EAST 8 STREET	7	44	Kalman Yeger	KHALILI, JOSEPH	43	6.14	\$ 0.00	ACTIVE	
BK	4902	AVENUE D	14	45	Farah N. Louis	AVIKASIS, NADAV	95	6.79	\$ 8.97	DISCHARGED	COMPLIANCE
BK	1408	BROOKLYN AVENUE	42	45	Farah N. Louis	RENAISSANCE EQUITY HOLDINGS	252	6.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	5300	CLARENDON ROAD	8	45	Farah N. Louis	609 E 53RD ST REALTY CORP	87	10.88	\$ 0.00	ACTIVE	
BK	439	EAST 45 STREET	6	45	Farah N. Louis	DUPLAN, MARIE	90	15.00	\$ 56.89	ACTIVE	
BK	415	EAST 54 STREET	20	45	Farah N. Louis	BROOKLYN PROPERTY MANAGER	71	3.55	\$ 25.50	DISCHARGED	COMPLIANCE
BK	1948	NOSTRAND AVENUE	24	45	Farah N. Louis	MOCOMBE, MATHIEU	127	5.29	\$ 0.00	ACTIVE	
BK	2922	NOSTRAND AVENUE	69	45	Farah N. Louis	TAFT APT CORP	228	3.30	\$ 21.72	DISCHARGED	COMPLIANCE
BK	1193	ROGERS AVENUE	6	45	Farah N. Louis	JASON REALTY ASSOCIATES LLC	187	31.17	\$ 0.00	ACTIVE	
BK	115	AVENUE S	17	47	Ari Kagan	DAFNONAS ESTATES, LTD	83	4.88	\$ 0.00	ACTIVE	
BK	103	BAY 50 STREET	6	47	Ari Kagan	ASHKENAZI, SHAUL	120	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2832	WEST 36 STREET	6	47	Ari Kagan	FRYE, MAX	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2844	WEST 36 STREET	6	47	Ari Kagan	FRYE, MAX	48	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1928	OCEAN AVENUE	55	48	Inna Vernikov	RIZARO 1940 LLC	195	3.55	\$ 14.07	ACTIVE	
BK	2630	OCEAN AVENUE	48	48	Inna Vernikov	RUBIN, MARK	295	6.15	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1721	VOORHIES AVENUE	6	48	Inna Vernikov	A&A BROOLYN NY LLC	37	6.17	\$ 0.00	DISCHARGED	COMPLIANCE

Building Count: 250

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