



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

Project Name: AEP ROUND 16Start Date: 01/31/2023

of buildings that did not achieve "substantial compliance" within 12 months:147

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	336	WEST 17 STREET	17	3	Erik Bottcher	NEW YORK CITY MANAGEMENT	62	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
MN	360	WEST 23 STREET	4	3	Erik Bottcher	WEBER REALTY	31	7.75	\$ 0.00	DISCHARGED	COMPLIANCE
MN	440	WEST 45 STREET	17	3	Erik Bottcher	Soft Stone Development Group LLC	208	12.24	\$ 0.00	ACTIVE	
MN	179	EAST 93 STREET	16	5	Julie Menin	93RD BUILDING CORP	83	5.19	\$ 769.71	DISCHARGED	COMPLIANCE
MN	1480	AMSTERDAM AVENUE	25	7	Shaun Abreu	CITY SKYLINE REALTYINC.	120	4.80	\$ 0.00	ACTIVE	
MN	698	AMSTERDAM AVENUE	14	7	Shaun Abreu	CITI-URBAN MANAGEMENT CORP	112	8.00	\$ 872.05	ACTIVE	
MN	192	CLAREMONT AVENUE	20	7	Shaun Abreu	SKYWARD	80	4.00	\$ 0.00	ACTIVE	
MN	10	MANHATTAN AVENUE	42	7	Shaun Abreu	QUALITY BH 108TH MANHATTAN LLC	201	4.79	\$ 491.76	ACTIVE	
MN	503	WEST 133 STREET	41	7	Shaun Abreu	METROPOLITAN PROPERTY SERVICES INC	160	3.90	\$ -131.63	ACTIVE	
MN	509	WEST 135 STREET	15	7	Shaun Abreu	AMSTERDAM 135, LLC	52	3.47	\$ 396.95	DISCHARGED	COMPLIANCE
MN	640	WEST 139 STREET	62	7	Shaun Abreu	NY MARKET REAL ESTATE	237	3.82	\$ 163.75	ACTIVE	
MN	450	WEST 149 STREET	47	7	Shaun Abreu	ATIAS ENTERPRISES INC	214	4.55	\$ 0.00	ACTIVE	
MN	556	WEST 149 STREET	9	7	Shaun Abreu	OWNER OF,	83	9.22	\$ 0.00	DISCHARGED	COMPLIANCE
MN	557	WEST 150 STREET	31	7	Shaun Abreu	557-563 WEST 140 STREET HDFC	134	4.32	\$ 292.13	ACTIVE	
BX	250	BROOK AVENUE	12	8	Diana Ayala	BROWN, RICHARD	112	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	504	BROOK AVENUE	18	8	Diana Ayala	JOVI ENTERPRISES INC	178	9.89	\$ 53,804.84	ACTIVE	
MN	232	EAST 116 STREET	28	8	Diana Ayala	JAC MANAGEMENT CORP	159	5.68	\$ 14.94	DISCHARGED	COMPLIANCE
BX	494	EAST 138 STREET	21	8	Diana Ayala	MHANY MANAGEMENT, INC	106	5.05	\$ -89.26	ACTIVE	
BX	514	EAST 138 STREET	23	8	Diana Ayala	TENNENBAUM, DAVID	76	3.30	\$ -455.56	ACTIVE	
BX	518	EAST 138 STREET	23	8	Diana Ayala	TENNENBAUM, DAVID	253	11.00	\$ -218.98	ACTIVE	
BX	526	EAST 138 STREET	29	8	Diana Ayala	TENNENBAUM, DAVID	138	4.76	\$ 0.00	ACTIVE	
BX	342	EAST 148 STREET	8	8	Diana Ayala	RIVERA, DENNIS	68	8.50	\$ 7.98	DISCHARGED	COMPLIANCE
MN	2021	ADAM C POWELL BOULEVARD	9	9	Kristin Richardson Jordan	2021 SEVENTH PROPERTIES INC	60	6.67	\$ 4.62	ACTIVE	

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MN	2530	ADAM C POWELL BOULEVARD	9	9	Kristin Richardson Jordan	LIVINGSTON MANAGEMENT SERVICES LLC	79	8.78	\$ 778.16	DISCHARGED	COMPLIANCE
MN	2546	ADAM C POWELL BOULEVARD	17	9	Kristin Richardson Jordan	LANGSAM PROP. SER. CORP.	111	6.53	\$ 0.00	DISCHARGED	COMPLIANCE
MN	363	EDGECOMBE AVENUE	23	9	Kristin Richardson Jordan	NIEUW AMSTERDAM PROPERTY MANAGEMENT	109	4.74	\$ 0.00	DISCHARGED	COMPLIANCE
MN	45	HAMILTON TERRACE	9	9	Kristin Richardson Jordan	THERLOW REALTY CORP	75	8.33	\$ 0.00	ACTIVE	
MN	320	MANHATTAN AVENUE	54	9	Kristin Richardson Jordan	SILVER, JAY	190	3.52	\$ 0.00	DISCHARGED	COMPLIANCE
MN	202	ST NICHOLAS AVENUE	10	9	Kristin Richardson Jordan	SHINDA MANAGEMENT CORP	97	9.70	\$ 15,437.55	DISCHARGED	ADMINISTRATIVE
MN	201	WEST 121 STREET	23	9	Kristin Richardson Jordan	U.H.O. MANAGEMENT CORPORATION	77	3.35	\$ -252.82	DISCHARGED	COMPLIANCE
MN	146	WEST 124 STREET	11	9	Kristin Richardson Jordan	PILLAR PROPERTY MANAGEMENT	133	12.09	\$ -534.30	ACTIVE	
MN	133	WEST 145 STREET	29	9	Kristin Richardson Jordan	MUSTAFAJ, ANDI	190	6.55	\$ 168.61	DISCHARGED	COMPLIANCE
MN	2304	AMSTERDAM AVENUE	19	10	Carmen De La Rosa	TORIBIO, MIGUEL	114	6.00	\$ -16.72	DISCHARGED	COMPLIANCE
MN	132	SEAMAN AVENUE	24	10	Carmen De La Rosa	LISA MANAGEMENT, INC	105	4.38	\$ -2,406.72	ACTIVE	
MN	1520	ST NICHOLAS AVENUE	23	10	Carmen De La Rosa	1520-1526 ST NICHOLAS AVE LLC	82	3.57	\$ 0.00	DISCHARGED	COMPLIANCE
MN	504	WEST 157 STREET	9	10	Carmen De La Rosa	SQUIRES, JONATHAN	59	6.56	\$ 206.63	ACTIVE	
MN	532	WEST 159 STREET	20	10	Carmen De La Rosa	LANGSAM PROP. SER. CORP.	74	3.70	\$ 0.00	ACTIVE	
MN	709	WEST 170 STREET	21	10	Carmen De La Rosa	MARTIN, MELANIE	345	16.43	\$ 3,306.11	ACTIVE	
MN	666	WEST 207 STREET	24	10	Carmen De La Rosa	LISA MANAGEMENT, INC	141	5.88	\$ -2,406.72	DISCHARGED	COMPLIANCE
BX	3804	GREYSTONE AVENUE	40	11	Eric Dinowitz	PARK DRIVE MANAGEMENT	153	3.83	\$ 27.41	ACTIVE	
BX	3816	REVIEW PLACE	59	11	Eric Dinowitz	LISA MANAGEMENT, INC	190	3.22	\$ 0.00	ACTIVE	
BX	4014	AMUNDSON AVENUE	3	12	Kevin C. Riley	LILLY, DOROTHY	17	5.67	\$ 28,192.95	DISCHARGED	COMPLIANCE
BX	3750	BRONX BOULEVARD	43	12	Kevin C. Riley	FTG REALTY, CORP.	151	3.51	\$ 0.00	ACTIVE	
BX	712	EAST 214 STREET	9	12	Kevin C. Riley	JOYLAND MANAGEMENT	97	10.78	\$ 264.09	ACTIVE	
BX	854	EAST 214 STREET	3	12	Kevin C. Riley	EUTSAY, DENIES	97	32.33	\$ 3,172.21	ACTIVE	
BX	716	EAST 216 STREET	7	12	Kevin C. Riley	Fisher, Eli	53	7.57	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	855	EAST 217 STREET	30	12	Kevin C. Riley	KAUFMAN, MAYER	102	3.40	\$ -14.94	DISCHARGED	COMPLIANCE
BX	864	EAST 221 STREET	6	12	Kevin C. Riley	WILLIAMSBURG PROPERTY MANAGEMENT LLC	44	7.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	3444	FISH AVENUE	10	12	Kevin C. Riley	MILLER, KISSY	62	6.20	\$ -2,310.04	DISCHARGED	COMPLIANCE
BX	2723	BARNES AVENUE	59	13	Marjorie Velazquez	Herzl, Binyomin	182	3.08	\$ -135.42	DISCHARGED	COMPLIANCE
BX	1723	TAYLOR AVENUE	7	13	Marjorie Velazquez	Consolidated Analytics	121	17.29	\$ 0.00	DISCHARGED	COMPLIANCE
BX	540	VAN NEST AVENUE	3	13	Marjorie Velazquez	540 VAN NEST PARTNERS LLC	22	7.33	\$ 6,777.34	DISCHARGED	COMPLIANCE
BX	2572	WALLACE AVENUE	46	13	Marjorie Velazquez	MF MGMT	197	4.28	\$ 113.48	ACTIVE	
BX	1898	BILLINGSLEY TERRACE	26	14	Pierina Ana Sanchez	BILLINGSLEY TERRACE HOUSING CORPORATION	96	3.69	\$ 6.11	ACTIVE	
BX	2128	JEROME AVENUE	31	14	Pierina Ana Sanchez	RODRIGUEZ, BENNI	98	3.16	\$ 410.46	DISCHARGED	COMPLIANCE
BX	3036	KINGSBRIDGE TERRACE	3	14	Pierina Ana Sanchez	SIMON, DAVID	46	15.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1750	TOPPING AVENUE	3	14	Pierina Ana Sanchez	1750 TOPPING AVE LLC	104	34.67	\$ 12,873.76	DISCHARGED	COMPLIANCE
BX	2348	UNIVERSITY AVENUE	9	14	Pierina Ana Sanchez	Zar, BRADLEY	56	6.22	\$ -696.55	DISCHARGED	COMPLIANCE
BX	1770	WALTON AVENUE	38	14	Pierina Ana Sanchez	1770 WALTON AVENUE HDFC	248	6.53	\$ 927.36	ACTIVE	
BX	2160	ANTHONY AVENUE	39	15	Oswald Feliz	MASON, RAYMUNDO	121	3.10	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2384	BELMONT AVENUE	7	15	Oswald Feliz	GOHARI, ERAN	60	8.57	\$ 11.99	DISCHARGED	COMPLIANCE
BX	2443	CAMBRELENG AVENUE	13	15	Oswald Feliz	MUSTAFAJ, ANDI	98	7.54	\$ 952.68	DISCHARGED	COMPLIANCE
BX	2537	DECATUR AVENUE	27	15	Oswald Feliz	VALDESIA MANAGEMENT CORP	131	4.85	\$ 1,388.62	ACTIVE	
BX	363	EAST 180 STREET	9	15	Oswald Feliz	MUSTAFAJ, ANDI	69	7.67	\$ -245.58	ACTIVE	
BX	490	EAST 181 STREET	24	15	Oswald Feliz	MIDAS PROPERTY MANAGEMENT	164	6.83	\$ 2,129.70	ACTIVE	
BX	416	EAST 187 STREET	12	15	Oswald Feliz	BOLD PROPERTY MANAGEMENT	95	7.92	\$ 807.62	DISCHARGED	COMPLIANCE
BX	553	EAST 188 STREET	15	15	Oswald Feliz	BELMONT REALTY LLC	97	6.47	\$ 0.00	ACTIVE	
BX	709	FAIRMOUNT PLACE	61	15	Oswald Feliz	FAIRMOUNT REALTY 709-715 LLC	341	5.59	\$ 378.96	DISCHARGED	COMPLIANCE
BX	2557	MARION AVENUE	52	15	Oswald Feliz	AVUBEN REALTY	244	4.69	\$ 184.12	ACTIVE	

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BX	1967	MARMION AVENUE	73	15	Oswald Feliz	MARMION REALTY 1967-1971 LLC	252	3.45	\$ 371.94	ACTIVE	
BX	4585	PARK AVENUE	25	15	Oswald Feliz	RIVLIN, AARON	112	4.48	\$ 520.65	DISCHARGED	COMPLIANCE
BX	2105	RYER AVENUE	53	15	Oswald Feliz	LANGSAM PROP. SER CORP.	234	4.42	\$ 0.00	ACTIVE	
BX	2240	TIEBOUT AVENUE	57	15	Oswald Feliz	ELHMGMT.LLC	177	3.11	\$ -272.94	DISCHARGED	COMPLIANCE
BX	2489	TIEBOUT AVENUE	26	15	Oswald Feliz	TIEBOUT HEIGHTS LLC	116	4.46	\$ 927.08	DISCHARGED	COMPLIANCE
BX	2028	VALENTINE AVENUE	63	15	Oswald Feliz	FELIZ, JULIO	221	3.51	\$ 65.24	ACTIVE	
BX	2179	WASHINGTON AVENUE	34	15	Oswald Feliz	TRG MANAGEMENT	291	8.56	\$ 241.99	ACTIVE	
BX	1191	ANDERSON AVENUE	38	16	Althea Stevens	KOWITZ, JOSH	142	3.74	\$ -2.38	DISCHARGED	ADMINISTRATIVE
BX	974	ANDERSON AVENUE	9	16	Althea Stevens	ZAR, BRADLEY	216	24.00	\$ -78.56	DISCHARGED	COMPLIANCE
BX	1110	COLLEGE AVENUE	11	16	Althea Stevens	PARK AVE SOUTH MGMT	76	6.91	\$ -42.61	DISCHARGED	COMPLIANCE
BX	1142	COLLEGE AVENUE	30	16	Althea Stevens	LIVINGSTON MANAGEMENT SERVICES LLC	153	5.10	\$ 46.32	ACTIVE	
BX	291	EAST 162 STREET	21	16	Althea Stevens	GRAND CONCOURSE EAST	78	3.71	\$ 0.00	ACTIVE	
BX	450	EAST 165 STREET	25	16	Althea Stevens	JLP METRO MANAGEMENT INC.	118	4.72	\$ 12,679.15	ACTIVE	
BX	214	EAST 168 STREET	49	16	Althea Stevens	HINOJOSA, FABIEL	196	4.00	\$ 451.98	DISCHARGED	COMPLIANCE
BX	1056	FINDLAY AVENUE	9	16	Althea Stevens	LIVINGSTON MANAGEMENT SERVICES LLC	101	11.22	\$ -0.00	ACTIVE	
BX	1125	FINDLAY AVENUE	11	16	Althea Stevens	JSAF MANAGEMENT	97	8.82	\$ 908.19	DISCHARGED	COMPLIANCE
BX	1067	GRANT AVENUE	4	16	Althea Stevens	PEEK, ANNE	38	9.50	\$ 20,494.25	ACTIVE	
BX	1485	MACOMBS ROAD	49	16	Althea Stevens	REYES, GERARDO	173	3.53	\$ 275.63	DISCHARGED	COMPLIANCE
BX	106	MARCY PLACE	58	16	Althea Stevens	Hallmark Management Group LLC	320	5.52	\$ -101.98	DISCHARGED	COMPLIANCE
BX	1235	MORRIS AVENUE	49	16	Althea Stevens	PAULINO, JEFFREY	168	3.43	\$ 144.93	DISCHARGED	COMPLIANCE
BX	918	MORRIS AVENUE	44	16	Althea Stevens	MORRIS AVE ASSOCIATES	164	3.73	\$ 105.36	ACTIVE	
BX	1380	OGDEN AVENUE	20	16	Althea Stevens	MID BRONX HOUSING	98	4.90	\$ -5.97	ACTIVE	
BX	903	SUMMIT AVENUE	43	16	Althea Stevens	MID-BRONX HOUSING MGMT COR	325	7.56	\$ 0.00	ACTIVE	

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BX	993	SUMMIT AVENUE	9	16	Althea Stevens	JAY, JAMAL	104	11.56	\$ -1,063.40	DISCHARGED	COMPLIANCE
BX	1088	WASHINGTON AVENUE	21	16	Althea Stevens	WAVECREST MGMT GROUP	100	4.76	\$ -128.15	ACTIVE	
BX	64	WEST 165 STREET	33	16	Althea Stevens	RODRIGUEZ, FRANKLIN	121	3.67	\$ 307.72	DISCHARGED	COMPLIANCE
BX	1384	BOSTON ROAD	14	17	Rafael Salamanca Jr.	JOYLAND MANAGEMENT	88	6.29	\$ 828.13	DISCHARGED	COMPLIANCE
BX	1390	BOSTON ROAD	20	17	Rafael Salamanca Jr.	JOYLAND MANAGEMENT	155	7.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	735	BRYANT AVENUE	49	17	Rafael Salamanca Jr.	KRENGEL, MOSHE	334	6.82	\$ 372.42	DISCHARGED	COMPLIANCE
BX	727	EAST 156 STREET	25	17	Rafael Salamanca Jr.	FIXLER, ABE	94	3.76	\$ 388.64	DISCHARGED	COMPLIANCE
BX	1118	JACKSON AVENUE	3	17	Rafael Salamanca Jr.	COHEN, JIMMY	47	15.67	\$ 23,805.82	ACTIVE	
BX	1315	LAFAYETTE AVENUE	38	17	Rafael Salamanca Jr.	BANANA KELLY CIA INC	193	5.08	\$ 139.73	ACTIVE	
BX	1255	LONGFELLOW AVENUE	20	17	Rafael Salamanca Jr.	SPITZER, JOSH	85	4.25	\$ 179.53	DISCHARGED	COMPLIANCE
BX	857	MACY PLACE	3	17	Rafael Salamanca Jr.	DOMINGUEZ, CARMELO	122	40.67	\$ 0.00	DISCHARGED	VACANT
BX	725	SOUTHERN BOULEVARD	58	17	Rafael Salamanca Jr.	725 SOUTHERN LLC	215	3.71	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1202	SPOFFORD AVENUE	60	17	Rafael Salamanca Jr.	Lopez, Miguel	371	6.18	\$ 316.21	ACTIVE	
BX	1531	WESTCHESTER AVENUE	10	17	Rafael Salamanca Jr.	800 REALTY CORP	149	14.90	\$ -33.31	DISCHARGED	COMPLIANCE
BX	806	WESTCHESTER AVENUE	19	17	Rafael Salamanca Jr.	BERCO REALTY LLC	134	7.05	\$ -48.11	DISCHARGED	COMPLIANCE
QN	42-04	111 STREET	7	21	Francisco Moya	4204 111 STREET QUEENS LLC	351	50.14	\$ -5,521.03	ACTIVE	
QN	94-20	ASTORIA BOULEVARD	38	21	Francisco Moya	94-20 SOJO GARDEN APTS LLC	150	3.95	\$ 307.39	ACTIVE	
QN	21-05	33 STREET	39	22	Tiffany Caban	HHRMC, LLC	361	9.26	\$ -733.67	ACTIVE	
QN	21-47	33 STREET	39	22	Tiffany Caban	HHRMC, LLC	246	6.31	\$ -733.67	DISCHARGED	COMPLIANCE
QN	30-27	33 STREET	7	22	Tiffany Caban	ASTORIA 3027LLC	93	13.29	\$ 0.00	DISCHARGED	COMPLIANCE
QN	71-05	37 AVENUE	54	25	Shekar Krishnan	SINGH, KARAN	196	3.63	\$ 1,329.72	ACTIVE	
QN	33-17	82 STREET	11	25	Shekar Krishnan	AMERICA REALTY LLC	91	8.27	\$ 0.00	ACTIVE	
QN	77-07	WOODSIDE AVENUE	18	25	Shekar Krishnan	LEE, ELINA	95	5.28	\$ 312.46	DISCHARGED	COMPLIANCE

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QN	35-48	35 STREET	28	26	Julie Won	A.S.A.MANAGING PARTNERS, LLC	133	4.75	\$ -78.30	DISCHARGED	COMPLIANCE
QN	45-01	43 AVENUE	16	26	Julie Won	CAPIRA REALTY LLC	133	8.31	\$ 0.00	DISCHARGED	COMPLIANCE
QN	36-12	STARR AVENUE	6	26	Julie Won	TOUTI, JEFF	39	6.50	\$ 433.07	DISCHARGED	COMPLIANCE
QN	90-38	170 STREET	41	27	Nantasha Williams	MARTIN, MELANIE	292	7.12	\$ 43.00	ACTIVE	
QN	109-15	MERRICK BOULEVARD	66	27	Nantasha Williams	SKYLAND MANAGEMENT GROUP LLC	263	3.98	\$ -236.99	DISCHARGED	COMPLIANCE
QN	109-25	MERRICK BOULEVARD	67	27	Nantasha Williams	109-15 MERRICK BLVD HOLDINGS, LLC	263	3.93	\$ -233.45	DISCHARGED	COMPLIANCE
QN	86-40	123 STREET	6	29	Lynn Schulman	DEOKARAN, GANESH	44	7.33	\$ -8.47	ACTIVE	
QN	67-39	CLYDE STREET	7	29	Lynn Schulman	S & L CLYDE TOV LLC	43	6.14	\$ 1,722.66	DISCHARGED	COMPLIANCE
QN	71-24	65 PLACE	6	30	Robert F. Holden	JOVANOVIC, ZIVORAD	31	5.17	\$ 0.00	DISCHARGED	COMPLIANCE
QN	97-52	75 STREET	41	32	Joann Ariola	RVP MANAGEMENT CORP	243	5.93	\$ -174.32	ACTIVE	
QN	88-42	85 STREET	4	32	Joann Ariola	Siragusa, Leonardo	543	135.75	\$ -953.25	DISCHARGED	COMPLIANCE
BK	189	GREEN STREET	6	33	Lincoln Restler	189 GREEN STREET INC.	62	10.33	\$ -1,145.23	DISCHARGED	COMPLIANCE
BK	183	GUERNSEY STREET	8	33	Lincoln Restler	ARYA MANAGEMENT LLC	62	7.75	\$ -2,297.18	DISCHARGED	COMPLIANCE
BK	57	JAY STREET	23	33	Lincoln Restler	57 JAY MANAGER LLC	69	3.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	740	MYRTLE AVENUE	6	33	Lincoln Restler	740 MYRTLE LLC	134	22.33	\$ 0.00	DISCHARGED	COMPLIANCE
QN	1671	CORNELIA STREET	6	34	Jennifer Gutierrez	16-71 CORNELIA ST LLC	44	7.33	\$ 0.00	ACTIVE	
QN	1820	GEORGE STREET	6	34	Jennifer Gutierrez	SINNREICH, MOSES	46	7.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	18	IRVING AVENUE	16	34	Jennifer Gutierrez	JACOB, HENRY	52	3.25	\$ 14.90	DISCHARGED	COMPLIANCE
QN	17-08	LINDEN STREET	6	34	Jennifer Gutierrez	G. RESNICK REALTY LLC	161	26.83	\$ 733.01	DISCHARGED	COMPLIANCE
QN	17-21	MENAHAN STREET	6	34	Jennifer Gutierrez	MOSCICKI, JERZY	49	8.17	\$ 364.48	ACTIVE	
BK	180	NOLL STREET	3	34	Jennifer Gutierrez	HENRY MANAGEMENT LLC	96	32.00	\$ 317,998.28	DISCHARGED	VACANT
QN	1673	PALMETTO STREET	6	34	Jennifer Gutierrez	RIDGEWOOD INVESTORS LLC	42	7.00	\$ -0.01	ACTIVE	
QN	717	SENECA AVENUE	6	34	Jennifer Gutierrez	ROUFAIL MANAGEMENT	42	7.00	\$ 0.00	ACTIVE	

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

Project Name: AEP ROUND 16Start Date: 01/31/2023

of buildings that did not achieve "substantial compliance" within 12 months:147

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	Ratio of Unpaid ERP Charges to Units	Building Status	Building Status Reason
								to Units	to Units		
BK	335	SOUTH 2 STREET	20	34	Jennifer Gutierrez	GALATIANOS, GUS	105	5.25	\$ -1,341.62	ACTIVE	
BK	235	SUYDAM STREET	6	34	Jennifer Gutierrez	BRIDGEHAMPTON EQUITY LLC	34	5.67	\$ 0.00	ACTIVE	
BK	409	SUYDAM STREET	6	34	Jennifer Gutierrez	CHAN, WILLIAM	147	24.50	\$ -976.62	DISCHARGED	COMPLIANCE
BK	1116	CARROLL STREET	43	35	Crystal Hudson	HARJAT REALTY CO LLC	158	3.67	\$ -9.24	DISCHARGED	COMPLIANCE
BK	1018	EASTERN PARKWAY	34	35	Crystal Hudson	1018 EASTERN PARKWAY LLC	183	5.38	\$ 751.38	ACTIVE	
BK	108	FLUSHING AVENUE	6	35	Crystal Hudson	Gruber, Josh	36	6.00	\$ -145.64	DISCHARGED	COMPLIANCE
BK	668A	FULTON STREET	7	35	Crystal Hudson	FELICIANO, MARIA	226	32.29	\$ 398.92	ACTIVE	
BK	326	LINCOLN PLACE	37	35	Crystal Hudson	PULTMAN, ISAAC	252	6.81	\$ 5.31	ACTIVE	
BK	835	NOSTRAND AVENUE	10	35	Crystal Hudson	OFODILE, ANTHONY	83	8.30	\$ 444.85	ACTIVE	
BK	1152	PACIFIC STREET	18	35	Crystal Hudson	BELCHER, LINNIE	104	5.78	\$ 8,612.71	ACTIVE	
BK	1149	ST JOHNS PLACE	8	35	Crystal Hudson	J JOHNSON LLC	67	8.38	\$ 996.94	ACTIVE	
BK	1239	ST JOHNS PLACE	16	35	Crystal Hudson	1239 ST JOHNS PLACE REALTY LLC	341	21.31	\$ 337.21	DISCHARGED	COMPLIANCE
BK	565	ST JOHNS PLACE	8	35	Crystal Hudson	SPIRA, ZACH	52	6.50	\$ 1,683.46	ACTIVE	
BK	575	ST MARKS AVENUE	7	35	Crystal Hudson	LAPIDES, MATTHEW	134	19.14	\$ 3,064.33	ACTIVE	
BK	239	TROY AVENUE	10	35	Crystal Hudson	HENRY MANAGMENT LLC	120	12.00	\$ 3,313.84	DISCHARGED	COMPLIANCE
BK	85	WAVERLY AVENUE	3	35	Crystal Hudson	MOORE, ELIGAH, .	73	24.33	\$ 591.49	ACTIVE	
BK	425	GATES AVENUE	11	36	Chi Osse	GATES CLUSTER DEVELOPMENT CO., LLC	66	6.00	\$ 0.00	ACTIVE	
BK	427	HERKIMER STREET	3	36	Chi Osse	HOLMES, EVON	85	28.33	\$ -3,602.67	ACTIVE	
BK	729	LAFAYETTE AVENUE	17	36	Chi Osse	Miltz, Zev	62	3.65	\$ 0.00	DISCHARGED	COMPLIANCE
BK	358	MARCUS GARVEY BOULEVARD	3	36	Chi Osse	Weiss, Martin	46	15.33	\$ -2,510.57	DISCHARGED	COMPLIANCE
BK	1602	PACIFIC STREET	5	36	Chi Osse	CONCORD MANAGEMENT OF NY LLC	71	14.20	\$ 0.00	ACTIVE	
BK	894	PARK PLACE	10	36	Chi Osse	LIMAGE, JEAN-ROBERT	122	12.20	\$ 0.00	ACTIVE	
BK	972	PARK PLACE	10	36	Chi Osse	972 PARK PL LLC	189	18.90	\$ -2,794.49	DISCHARGED	COMPLIANCE

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BK	805	PROSPECT PLACE	9	36	Chi Osse	805 PROSPECT HOLDINGS	69	7.67	\$ 559.59	ACTIVE	
BK	846	PROSPECT PLACE	20	36	Chi Osse	BIEDERMAN, ZALMEN	159	7.95	\$ 789.14	ACTIVE	
BK	257	QUINCY STREET	21	36	Chi Osse	OAK TREE MANAGEMENT, LTD	130	6.19	\$ 18.16	ACTIVE	
BK	362	STOCKTON STREET	22	36	Chi Osse	THE GARDEN GROUP MANAGEMENT INC	77	3.50	\$ -1.15	DISCHARGED	COMPLIANCE
BK	621	WILLOUGHBY AVENUE	3	36	Chi Osse	CARRINGTON, SYLVIA	121	40.33	\$ 63,610.92	ACTIVE	
BK	1573	BUSHWICK AVENUE	6	37	Sandy Nurse	CHOWDHURY, TAFHEEM	126	21.00	\$ 2,833.41	ACTIVE	
BK	35	COVERT STREET	6	37	Sandy Nurse	ROBERTS, THOMAS	69	11.50	\$ 318.82	ACTIVE	
BK	110	GROVE STREET	23	37	Sandy Nurse	RISEBORO COMMUNITY PARTNERSHIP	120	5.22	\$ 594.06	ACTIVE	
BK	1339	HANCOCK STREET	6	37	Sandy Nurse	WEISS, ISAAC	55	9.17	\$ 1,937.22	ACTIVE	
BK	249	HARMAN STREET	6	37	Sandy Nurse	PRQ VENTURES LLC	43	7.17	\$ 0.00	ACTIVE	
BK	435	LINCOLN AVENUE	6	37	Sandy Nurse	435 LINCOLN AVE LLC	50	8.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	261	LINDEN STREET	8	37	Sandy Nurse	Lef, John	42	5.25	\$ -99.40	DISCHARGED	COMPLIANCE
BK	397	LINDEN STREET	6	37	Sandy Nurse	395 397 LINDEN LLC	31	5.17	\$ 811.98	ACTIVE	
BK	1230	PUTNAM AVENUE	3	37	Sandy Nurse	BK SARATOGA LLC	83	27.67	\$ 24,631.96	DISCHARGED	VACANT
BK	186	SCHAEFER STREET	6	37	Sandy Nurse	SQUIRES, JONATHAN	137	22.83	\$ 480.61	ACTIVE	
BK	120	SHERIDAN AVENUE	6	37	Sandy Nurse	JSAF MANAGEMENT	47	7.83	\$ 0.00	ACTIVE	
BK	139	SOMERS STREET	6	37	Sandy Nurse	O'SULLIVAN, CARLOS	40	6.67	\$ 2,046.59	ACTIVE	
BK	515	WILSON AVENUE	6	37	Sandy Nurse	AE DUKE MANAGEMENT LLC	77	12.83	\$ 0.00	ACTIVE	
BK	386	WOODBINE STREET	6	37	Sandy Nurse	386 HOLHINGS LLC	36	6.00	\$ -18.88	DISCHARGED	COMPLIANCE
BK	144	WYCKOFF AVENUE	8	37	Sandy Nurse	WYCK 623 LLC	57	7.13	\$ 14.42	DISCHARGED	COMPLIANCE
BK	291	WYCKOFF AVENUE	6	37	Sandy Nurse	CCM PROPERTY MANAGEMENT LLC	195	32.50	\$ -105.92	ACTIVE	
BK	615	41 STREET	8	38	Alexa Aviles	OTHMAN, HAMDI	83	10.38	\$ -47.88	DISCHARGED	COMPLIANCE
BK	514	46 STREET	9	38	Alexa Aviles	BROOKLYN PROPERTY MANAGERS	81	9.00	\$ 35.31	DISCHARGED	COMPLIANCE

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BK	434	49 STREET	8	38	Alexa Aviles	CAPRI, NERIM	53	6.63	\$ -372.76	ACTIVE	
BK	4324	8 AVENUE	6	38	Alexa Aviles	LI CHENG INC	77	12.83	\$ -122.14	ACTIVE	
BK	359	12 STREET	8	39	Shahana Hanif	ARYA MANAGEMENT LLC	42	5.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	460	15 STREET	8	39	Shahana Hanif	KOJAKAFAYAN, LOUISA	212	26.50	\$ 0.00	ACTIVE	
BK	717	AVENUE C	25	39	Shahana Hanif	707S ASSOCIATES LLC	176	7.04	\$ 437.85	DISCHARGED	COMPLIANCE
BK	105	LUQUER STREET	16	39	Shahana Hanif	PERSAUD, CHANMATTIE	63	3.94	\$ 0.00	DISCHARGED	COMPLIANCE
BK	3813	18 AVENUE	31	40	Rita Joseph	RIZARO 18TH AVE LLC	181	5.84	\$ 0.00	ACTIVE	
BK	2150	BEDFORD AVENUE	46	40	Rita Joseph	SILVER, JAY	156	3.39	\$ -264.91	DISCHARGED	COMPLIANCE
BK	2409	BEVERLY ROAD	3	40	Rita Joseph	LAWRENCE HAUGHTON, PATRICIA	67	22.33	\$ 5,892.67	DISCHARGED	VACANT
BK	1322	CORTEYOU ROAD	6	40	Rita Joseph	THE GORA GROUP LLC	56	9.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	55	EAST 21 STREET	60	40	Rita Joseph	BOMBSON, JOHN	379	6.32	\$ 0.00	DISCHARGED	COMPLIANCE
BK	611	FLATBUSH AVENUE	14	40	Rita Joseph	FIRST KINGS MANAGEMENT LLC	102	7.29	\$ 803.23	ACTIVE	
BK	730	FLATBUSH AVENUE	6	40	Rita Joseph	KAIRY, DAVID	63	10.50	\$ 5,738.72	ACTIVE	
BK	564	KINGSTON AVENUE	3	40	Rita Joseph	OATES, KENNETH	46	15.33	\$ 0.00	ACTIVE	
BK	84	LAWRENCE AVENUE	35	40	Rita Joseph	RIZARO LAWRENCE LLC	243	6.94	\$ 0.00	ACTIVE	
BK	234	LINDEN BOULEVARD	12	40	Rita Joseph	COHEN, SHAUL	164	13.67	\$ 412.42	DISCHARGED	COMPLIANCE
BK	568	MAPLE STREET	6	40	Rita Joseph	DEJOIE, NAZAIRE	162	27.00	\$ -26.48	ACTIVE	
BK	682	ROGERS AVENUE	6	40	Rita Joseph	SKOBLO, SARAH	42	7.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	985	ROGERS AVENUE	3	40	Rita Joseph	SMITH, IDA	71	23.67	\$ 0.00	ACTIVE	
BK	2913	TILDEN AVENUE	55	40	Rita Joseph	SPENCER HOUSING REALTY LLC	269	4.89	\$ 118.49	DISCHARGED	COMPLIANCE
BK	294	WEBSTER AVENUE	38	40	Rita Joseph	SCHWARTZ, YOEL	162	4.26	\$ 217.41	DISCHARGED	COMPLIANCE
BK	540	BAINBRIDGE STREET	6	41	Darlene Mealy	1044 GROUP LLC	60	10.00	\$ 712.82	DISCHARGED	COMPLIANCE
BK	2000	BERGEN STREET	3	41	Darlene Mealy	ZAVOLUNOV, ILYA	37	12.33	\$ 1,321.27	DISCHARGED	COMPLIANCE

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BK	130	BRISTOL STREET	4	41	Darlene Mealy	Minzer, Phil	136	34.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	278	CHAUNCEY STREET	8	41	Darlene Mealy	CHAUNCEY STREET	81	10.13	\$ 65.54	ACTIVE	
BK	347	CHAUNCEY STREET	6	41	Darlene Mealy	ADDISON, RAYSHAUN	84	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	279	EAST 94 STREET	6	41	Darlene Mealy	MOCKIN, MENDEL	77	12.83	\$ 505.75	ACTIVE	
BK	289	EAST 94 STREET	6	41	Darlene Mealy	EAST FLATBUSH LLC	57	9.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1199	EASTERN PARKWAY	15	41	Darlene Mealy	1193 EASTERN PARKWAY HOLDINGS LLC	63	4.20	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1225	EASTERN PARKWAY	23	41	Darlene Mealy	SAMSON, ERIC	80	3.48	\$ 0.00	DISCHARGED	COMPLIANCE
BK	671	HALSEY STREET	6	41	Darlene Mealy	ELH MGMT.LLC	33	5.50	\$ 0.00	ACTIVE	
BK	553	HOWARD AVENUE	12	41	Darlene Mealy	553 HOWARD LLC	65	5.42	\$ 2,284.47	ACTIVE	
BK	141	LEGION STREET	3	41	Darlene Mealy	BENSHABAT, YIZHAQ	134	44.67	\$ 1,788.93	DISCHARGED	COMPLIANCE
BK	912	LINDEN BOULEVARD	16	41	Darlene Mealy	FOSTER, CLIFFORD	311	19.44	\$ 0.00	ACTIVE	
BK	1517	PARK PLACE	39	41	Darlene Mealy	AFC MGMT	179	4.59	\$ 236.25	ACTIVE	
BK	209	RALPH AVENUE	8	41	Darlene Mealy	209 RALPH LLC	70	8.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	155	ROCKAWAY PARKWAY	6	41	Darlene Mealy	NSL SPECIAL ASSETS LLC	155	25.83	\$ 994.03	ACTIVE	
BK	255	SARATOGA AVENUE	3	41	Darlene Mealy	Howard, Norma	85	28.33	\$ -14,107.03	ACTIVE	
BK	444	BLAKE AVENUE	10	42	Charles Barron	CONCORD MANAGEMENT OF NY LLC	58	5.80	\$ 1,511.95	ACTIVE	
BK	632	EAST 96 STREET	6	42	Charles Barron	STELTZER, JEFF	146	24.33	\$ 1,371.62	ACTIVE	
BK	455	ELTON STREET	6	42	Charles Barron	STEINER, ANDREAS	54	9.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	672	HEGEMAN AVENUE	23	42	Charles Barron	CAMACHO, ALAIDA	116	5.04	\$ 503.50	ACTIVE	
BK	1787	LINDEN BOULEVARD	4	42	Charles Barron	DAIRO, MUJIDAT	71	17.75	\$ 10,278.42	ACTIVE	
BK	738	MILLER AVENUE	6	42	Charles Barron	ELITE MANAGEMENT NY LLC	36	6.00	\$ 2,489.58	DISCHARGED	COMPLIANCE
BK	655	WARWICK STREET	6	42	Charles Barron	Minzer, Pinchos	86	14.33	\$ 105.92	ACTIVE	
BK	578	WILLIAMS AVENUE	4	42	Charles Barron	MKL EQUITIES CORP	130	32.50	\$ 8,614.51	ACTIVE	

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BK	588	WYONA STREET	6	42	Charles Barron	MEISELS, LEO	99	16.50	\$ 5,376.07	ACTIVE	
BK	603	WYONA STREET	12	42	Charles Barron	TELLER, DOV	96	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	6706	13 AVENUE	6	43	Justin Brannan	EHRENREICH, YAKOV	53	8.83	\$ 1,836.60	DISCHARGED	COMPLIANCE
BK	4912	7 AVENUE	6	43	Justin Brannan	Zhu, LiZhu	121	20.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	572	EAST 26 STREET	8	45	Farah N. Louis	RAVE, ROY	134	16.75	\$ 1,180.78	ACTIVE	
BK	388	EAST 34 STREET	6	45	Farah N. Louis	REBEW, MARVIN	36	6.00	\$ 1,803.17	DISCHARGED	COMPLIANCE
BK	307	EAST 54 STREET	6	45	Farah N. Louis	KHODADADIAN, MICHAEL	108	18.00	\$ 79.44	DISCHARGED	COMPLIANCE
BK	1815	FOSTER AVENUE	52	45	Farah N. Louis	Narrows Management	211	4.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	19	HUBBARD PLACE	16	45	Farah N. Louis	IULIANO, ANISA	110	6.88	\$ 1,088.30	ACTIVE	
BK	1350	NEW YORK AVENUE	42	45	Farah N. Louis	STEWARD, ARNICE	178	4.24	\$ -405.86	DISCHARGED	COMPLIANCE
BK	1415	NEW YORK AVENUE	42	45	Farah N. Louis	STEWARD, ARNICE	130	3.10	\$ -391.20	DISCHARGED	COMPLIANCE
BK	2516	NEWKIRK AVENUE	16	45	Farah N. Louis	CONCORD MANAGEMENT OF NY LLC	75	4.69	\$ 0.00	ACTIVE	
BK	1633	NOSTRAND AVENUE	6	45	Farah N. Louis	GRUNBAUN, ABEL	30	5.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2026	NOSTRAND AVENUE	11	45	Farah N. Louis	SPICER, CLINTON	265	24.09	\$ -104.73	DISCHARGED	COMPLIANCE
BK	1111	OCEAN AVENUE	102	45	Farah N. Louis	ABSTRACT MANAGEMENT LLC	440	4.31	\$ -66.98	ACTIVE	
BK	6701	5 AVENUE	31	47	Ari Kagan	CYNAMON, AARON	117	3.77	\$ 0.00	DISCHARGED	COMPLIANCE
BK	364	87 STREET	16	47	Ari Kagan	NOTIAS, CAROL	122	7.63	\$ 1,292.85	ACTIVE	
BK	195	BAY 29 STREET	14	47	Ari Kagan	GOODMAN, JOHN	172	12.29	\$ 239.23	ACTIVE	
BK	3815	NAUTILUS AVENUE	10	47	Ari Kagan	Kates, Steve	105	10.50	\$ 79.44	DISCHARGED	COMPLIANCE

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