

**Alternative Enforcement Program  
 City Council Report**

**Project Name: AEP ROUND 3**

**Start Date: 11/12/2009**

**# of buildings that did not achieve "substantial compliance" within 12 months: 143**

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	41	BRUCKNER BOULEVARD	3	8	Diana Ayala	REFOILIO HOLDINGS LLC	30	10.00	\$ 0.00	DISCHARGED	COMPLIANCE
MN	2035	ADAM C POWELL BOULEVARD	16	9	Bill Perkins	JAVIER, MARIEL	159	9.94	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1437	AMSTERDAM AVENUE	13	9	Bill Perkins	NEW YORK CITY MANAGEMENT	138	10.62	\$ 0.00	DISCHARGED	COMPLIANCE
MN	1619	AMSTERDAM AVENUE	18	9	Bill Perkins	ALMA REALTY CORP	231	12.83	\$ 0.00	DISCHARGED	COMPLIANCE
MN	761	ST NICHOLAS AVENUE	8	9	Bill Perkins	CAMARA, IBRAHIM	112	14.00	\$ 362.44	DISCHARGED	COMPLIANCE
MN	1534	ST NICHOLAS AVENUE	28	10	Ydanis Rodriguez	ALLIED REALTY & DEVELOPMENT CORP	235	8.39	\$ 0.00	DISCHARGED	COMPLIANCE
MN	507	WEST 170 STREET	25	10	Ydanis Rodriguez	507 W 170 LLC	228	9.12	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4014	AMUNDSON AVENUE	3	12	Andy King	LILLY, DOROTHY	34	11.33	\$ 0.00	DISCHARGED	VACANT
BX	844	EAST 216 STREET	3	12	Andy King	FELDESHI, ALEXANDER	46	15.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	751	EAST 224 STREET	7	12	Andy King	RODNEY, JOSEPH	87	12.43	\$ 0.00	DISCHARGED	COMPLIANCE
BX	650	EAST 229 STREET	4	12	Andy King	PRUZANSKY, MICHAEL	57	14.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1836	MATTHEWS AVENUE	4	13	Mark Gjonaj	NOKU, SPARTAK	73	18.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1711	MONTGOMERY PLACE	3	13	Mark Gjonaj	ADAMS, WINGROVE	50	16.67	\$ 483.15	DISCHARGED	COMPLIANCE
BX	1663	WALLACE AVENUE	3	13	Mark Gjonaj	MAIAH, RUSHNI	48	16.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1883	BILLINGSLEY TERRACE	3	14	Fernando Cabrera	PREMISES, OWNER OF	69	23.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2239	CRESTON AVENUE	28	14	Fernando Cabrera	MHR MANAGEMENT INC	263	9.39	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1636	DR M L KING JR BOULEVARD	25	14	Fernando Cabrera	TPM MANAGEMENT LLC	316	12.64	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1640	DR M L KING JR BOULEVARD	25	14	Fernando Cabrera	TPM MANAGMENT LLC	338	13.52	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2118	GRAND AVENUE	3	14	Fernando Cabrera	JIMENEZ, JESUS	116	38.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2261	MORRIS AVENUE	33	14	Fernando Cabrera	KOHN, ALEX	323	9.79	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2308	MORRIS AVENUE	3	14	Fernando Cabrera	TAVAREZ, FRITZ	35	11.67	\$ 0.00	DISCHARGED	VACANT
BX	1807	PHELAN PLACE	5	14	Fernando Cabrera	BROITMAN, GIL	107	21.40	\$ 0.00	DISCHARGED	VACANT
BX	1926	WALTON AVENUE	26	14	Fernando Cabrera	BALLENILA, ILLIAS	307	11.81	\$ 0.00	DISCHARGED	COMPLIANCE

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CITY OF NEW YORK  
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

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BX	2720	DECATUR AVENUE	26	15	Ritchie J. Torres	2720 SUPERIOR APARTMENTS LLC	233	8.96	\$ 0.00	DISCHARGED	COMPLIANCE
BX	234	EAST 178 STREET	13	15	Ritchie J. Torres	MILLER, HOWARD	214	16.46	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1738	FILLMORE STREET	3	15	Ritchie J. Torres	BANGURA, SAMUEL	31	10.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2000	GRAND CONCOURSE	15	15	Ritchie J. Torres	GREEN, JASON	155	10.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2427	HOFFMAN STREET	9	15	Ritchie J. Torres	2427 HOFFMAN LLC	168	18.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2356	LORILLARD PLACE	31	15	Ritchie J. Torres	2356 LORILLARD LLC	551	17.77	\$ 0.00	DISCHARGED	COMPLIANCE
BX	4633	PARK AVENUE	9	15	Ritchie J. Torres	CLAY2 VENTURES	113	12.56	\$ 65.56	DISCHARGED	COMPLIANCE
BX	2775	POND PLACE	3	15	Ritchie J. Torres	COOPER, HOPE	37	12.33	\$ 123.38	DISCHARGED	COMPLIANCE
BX	2271	SOUTHERN BOULEVARD	4	15	Ritchie J. Torres	DELAROSA, ANTHONY	50	12.50	\$ 0.00	DISCHARGED	VORK COMPLETEI
BX	1626	TAYLOR AVENUE	4	15	Ritchie J. Torres	COHEN, ROTEM	39	9.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2268	WASHINGTON AVENUE	20	15	Ritchie J. Torres	TOWER MANAGEMENT GROUP LLC	267	13.35	\$ 105.12	DISCHARGED	COMPLIANCE
BX	1328	CHISHOLM STREET	3	16	Vanessa L. Gibson	RUSSELL, TANYA	50	16.67	\$ 0.00	DISCHARGED	VACANT
BX	1190	CLAY AVENUE	11	16	Vanessa L. Gibson	KOWITZ, JONATHAN	129	11.73	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1064	GRANT AVENUE	3	16	Vanessa L. Gibson	MHELLA, TARA	101	33.67	\$ 0.00	DISCHARGED	VACANT
BX	1125	MORRIS AVENUE	5	16	Vanessa L. Gibson	1125 MORRIS AVE REALTY LLC	107	21.40	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1410	PROSPECT AVENUE	13	16	Vanessa L. Gibson	QV MANAGEMENT CORP	184	14.15	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1069	TELLER AVENUE	6	16	Vanessa L. Gibson	URBAN PROPERTY MANAGEMENT	64	10.67	\$ 0.00	ACTIVE	
BX	3198	3 AVENUE	4	17	Rafael Salamanca Jr	DANIEL, LYNETTE	56	14.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	907	AVENUE ST JOHN	5	17	Rafael Salamanca Jr	907 ST JOHN LLC	42	8.40	\$ 182.92	DISCHARGED	COMPLIANCE
BX	957	BRUCKNER BOULEVARD	3	17	Rafael Salamanca Jr	SAEED, ALI	75	25.00	\$ 0.00	DISCHARGED	VACANT
BX	1558	BRYANT AVENUE	37	17	Rafael Salamanca Jr	WAVECREST MANAGEMENT TEAM	399	10.78	\$ 0.00	DISCHARGED	COMPLIANCE
BX	298	EAST 150 STREET	8	17	Rafael Salamanca Jr	5 BORO PLAZA LLC	354	44.25	\$ 0.00	DISCHARGED	7A ADMIN APPT
BX	708	EAST 161 STREET	3	17	Rafael Salamanca Jr	EASTCHESTER HOLDINGS DEV LLC	121	40.33	\$ 0.00	DISCHARGED	COMPLIANCE

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BX	430	EAST 162 STREET	9	17	Rafael Salamanca Jr	RIVERA, DENNIS	151	16.78	\$ 0.00	DISCHARGED	COMPLIANCE
BX	867	EAST 164 STREET	3	17	Rafael Salamanca Jr	LIGHT HOLDING ENTERPRISES LLC	72	24.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1509	EAST 172 STREET	4	17	Rafael Salamanca Jr	RAMOUTAR, RABINDRANAUTH	55	13.75	\$ 536.67	DISCHARGED	COMPLIANCE
BX	1514	EAST 172 STREET	4	17	Rafael Salamanca Jr	PARKCHESTER HOME REALTY	63	15.75	\$ 0.00	DISCHARGED	COMPLIANCE
BX	701	EAST 175 STREET	20	17	Rafael Salamanca Jr	COLON JR, HIRAM	209	10.45	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1151	ELDER AVENUE	49	17	Rafael Salamanca Jr	MANAY, RAUL	465	9.49	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1040	LONGFELLOW AVENUE	4	17	Rafael Salamanca Jr	RAJKUMAR, DHANRAJ	52	13.00	\$ 0.00	ACTIVE	
BX	1060	LONGFELLOW AVENUE	4	17	Rafael Salamanca Jr	KOLNDREU, EDMOND	29	7.25	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1144	LONGFELLOW AVENUE	3	17	Rafael Salamanca Jr	OZORIA, SANDRA	36	12.00	\$ 101.67	DISCHARGED	VACANT
BX	621	MANIDA STREET	56	17	Rafael Salamanca Jr	RELIANT REALTY SERVICES, LLC	555	9.91	\$ 0.00	DISCHARGED	COMPLIANCE
BX	2010	MAPES AVENUE	3	17	Rafael Salamanca Jr	WEST POND I LLC	83	27.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	701	PROSPECT AVENUE	4	17	Rafael Salamanca Jr	701 PROSPECT AVE HOLDINGS LLC	30	7.50	\$ 0.00	DISCHARGED	VACANT
BX	1911	SOUTHERN BOULEVARD	18	17	Rafael Salamanca Jr	ALMA REALTY CORP	330	18.33	\$ 0.00	DISCHARGED	COMPLIANCE
BX	674	ST ANNS AVENUE	9	17	Rafael Salamanca Jr	1818 ASSETS LLC	285	31.67	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1142	WHEELER AVENUE	4	17	Rafael Salamanca Jr	JEWEL OF THE BRONX MANAGEMENT LLC	48	12.00	\$ 0.00	DISCHARGED	PT TRANSFERREI
BX	1159	WHEELER AVENUE	4	17	Rafael Salamanca Jr	ORTIZ, CARLOS	62	15.50	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1301	COMMONWEALTH AVENUE	3	18	Ruben Diaz, Sr.	ALI, MD SHAHIN	34	11.33	\$ 0.00	DISCHARGED	WORK COMPLETEI
BX	1541	LELAND AVENUE	2	18	Ruben Diaz, Sr.	PEDRAM, HEDAYAT	45	22.50	\$ 0.00	DISCHARGED	VACANT
BX	1411	NOBLE AVENUE	4	18	Ruben Diaz, Sr.	MINOO DEVELOPMENT LLC	88	22.00	\$ 0.00	DISCHARGED	COMPLIANCE
BX	1149	WHITE PLAINS ROAD	4	18	Ruben Diaz, Sr.	CHOUDHURY, AMIN	41	10.25	\$ 225.15	DISCHARGED	COMPLIANCE
QN	211-34	45 ROAD	3	19	Paul Vallone	THOMAS, LORETTA	60	20.00	\$ 188.15	DISCHARGED	COMPLIANCE
QN	14-23	30 DRIVE	6	22	Costa Constantinides	PROACTIVE CAPITAL MANAGEMENT, INC	64	10.67	\$ 1,863.54	DISCHARGED	COMPLIANCE
QN	106-19	177 STREET	4	27	I. Daneek Miller	ALLEYNE, DIANA	42	10.50	\$ 0.00	DISCHARGED	VACANT

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QN	195-25	WOODHULL AVENUE	3	27	I. Daneek Miller	OLYMPIC DEVELOPMENT CORP	45	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
QN	89-43	97 STREET	3	32	Eric A. Ulrich	ALI, SAMINA	69	23.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	273	LEE AVENUE	8	33	Stephen T. Levin	YHT MANAGEMENT INC	130	16.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	97	CORNELIA STREET	6	34	Antonio Reynoso	WILLIAMSBURG PROPERTY MANAGEMENT LLC	171	28.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1076	GREENE AVENUE	3	34	Antonio Reynoso	BUSHWICK SERVICING LLC	41	13.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	140	GROVE STREET	3	34	Antonio Reynoso	BARNES AND MAKO LLC	74	24.67	\$ 1,367.91	DISCHARGED	COMPLIANCE
BK	555	HART STREET	6	34	Antonio Reynoso	HART STREET REALTY LLC	104	17.33	\$ 193.08	DISCHARGED	COMPLIANCE
BK	30	IRVING AVENUE	6	34	Antonio Reynoso	LEVI, MATT	71	11.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	237	JEFFERSON STREET	5	34	Antonio Reynoso	SPIRA, ZEE	145	29.00	\$ 415.96	DISCHARGED	COMPLIANCE
BK	1091	MADISON STREET	3	34	Antonio Reynoso	1091 MADISON REALTY LLC	26	8.67	\$ 1,368.24	DISCHARGED	VACANT
BK	258	MELROSE STREET	6	34	Antonio Reynoso	FRONTGATE MANAGEMENT INC.	169	28.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	325	MELROSE STREET	6	34	Antonio Reynoso	MELROSE STREET REALTY LLC	147	24.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	64	PALMETTO STREET	6	34	Antonio Reynoso	GREEN, ABE	88	14.67	\$ 403.84	DISCHARGED	COMPLIANCE
BK	16	STAGG STREET	5	34	Antonio Reynoso	KOWITZ, JONATHAN	78	15.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	131	STARR STREET	8	34	Antonio Reynoso	GREENFIELD, CHAIN	163	20.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	171	STARR STREET	8	34	Antonio Reynoso	BERKOWITZ, MARK	133	16.63	\$ 1,532.77	DISCHARGED	COMPLIANCE
BK	90	STARR STREET	6	34	Antonio Reynoso	STAR NYC MANAGEMENT LLC	90	15.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	295	TROUTMAN STREET	8	34	Antonio Reynoso	MILLER, ISIDORE	94	11.75	\$ 856.30	DISCHARGED	COMPLIANCE
BK	53	TROUTMAN STREET	3	34	Antonio Reynoso	EQUITY MANAGEMENT	82	27.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	14	WOODBINE STREET	3	34	Antonio Reynoso	NACHMAN, ELI	53	17.67	\$ 0.00	DISCHARGED	VACANT
QN	1885	WOODBINE STREET	4	34	Antonio Reynoso	YBS REALTY LLC	40	10.00	\$ 804.92	DISCHARGED	COMPLIANCE
BK	790	BERGEN STREET	3	35	Laurie A. Cumbo	PREMISES, OWNER OF	122	40.67	\$ 0.00	DISCHARGED	COMPLIANCE
BK	304	BROOKLYN AVENUE	3	35	Laurie A. Cumbo	DRIZIN, MORDECHAI	68	22.67	\$ 0.00	DISCHARGED	COMPLIANCE

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BK	686	EASTERN PARKWAY	9	35	Laurie A. Cumbo	REIZES, JOSPEH	111	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	995	EASTERN PARKWAY	16	35	Laurie A. Cumbo	WEINBERGER, YECHIEL	369	23.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	181	PARK PLACE	3	35	Laurie A. Cumbo	ROSENBLUM, MORDECHAI	84	28.00	\$ 0.00	DISCHARGED	VACANT
BK	166	ROGERS AVENUE	6	35	Laurie A. Cumbo	SHINE, JOSH	161	26.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	234	WASHINGTON AVENUE	7	35	Laurie A. Cumbo	MAYALA, WENTZ	89	12.71	\$ 0.00	DISCHARGED	COMPLIANCE
BK	135	ALBANY AVENUE	12	36	Robert E. Cornegy, Jr.	MHANY CLUSTER HDFC	78	6.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1436	ATLANTIC AVENUE	3	36	Robert E. Cornegy, Jr.	MBC GROUP LLC	30	10.00	\$ 0.00	ACTIVE	
BK	1049	BERGEN STREET	4	36	Robert E. Cornegy, Jr.	USA QUICK SOLUTION	121	30.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	684	FLUSHING AVENUE	6	36	Robert E. Cornegy, Jr.	GOODMAN, ERIC	88	14.67	\$ 0.00	ACTIVE	
BK	688	GREENE AVENUE	3	36	Robert E. Cornegy, Jr.	SOHA LLC	120	40.00	\$ 0.00	DISCHARGED	VACANT
BK	898	GREENE AVENUE	4	36	Robert E. Cornegy, Jr.	ZOLO PROPERTIES LLC	67	16.75	\$ 2,135.30	DISCHARGED	COMPLIANCE
BK	22	HART STREET	4	36	Robert E. Cornegy, Jr.	STERN, J	60	15.00	\$ 332.20	DISCHARGED	COMPLIANCE
BK	530	JEFFERSON AVENUE	7	36	Robert E. Cornegy, Jr.	JACKSON, RICARDO	128	18.29	\$ 2,084.42	DISCHARGED	COMPLIANCE
BK	880	LAFAYETTE AVENUE	3	36	Robert E. Cornegy, Jr.	WANG, HONG	35	11.67	\$ 0.00	DISCHARGED	VACANT
BK	997A	LAFAYETTE AVENUE	6	36	Robert E. Cornegy, Jr.	MESMAIN, ANNE	68	11.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	319	LEWIS AVENUE	3	36	Robert E. Cornegy, Jr.	SHANNON, VIRGINIA	36	12.00	\$ 762.30	DISCHARGED	VACANT
BK	537	MARCY AVENUE	4	36	Robert E. Cornegy, Jr.	SHAFSHAK, AMR	41	10.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	530	MONROE STREET	3	36	Robert E. Cornegy, Jr.	ATUMONYOGO, KESTER	60	20.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	719	MONROE STREET	3	36	Robert E. Cornegy, Jr.	LIU, BAOKU	42	14.00	\$ 0.00	DISCHARGED	VACANT
BK	560A	QUINCY STREET	4	36	Robert E. Cornegy, Jr.	WEINBERGER, MARK	50	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	110	ROGERS AVENUE	4	36	Robert E. Cornegy, Jr.	FRASER, ARNOLD	92	23.00	\$ 361.21	DISCHARGED	COMPLIANCE
BK	1297	ST MARKS AVENUE	6	36	Robert E. Cornegy, Jr.	GIBBER, ELI	85	14.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	947	ST MARKS AVENUE	13	36	Robert E. Cornegy, Jr.	947 SM LLC	178	13.69	\$ 568.94	DISCHARGED	COMPLIANCE

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BK	423	THROOP AVENUE	6	36	Robert E. Cornegy, Jr.	WAVECREST MGMT GROUP	65	10.83	\$ 0.00	DISCHARGED	PT TRANSFERRED
BK	341	TOMPKINS AVENUE	3	36	Robert E. Cornegy, Jr.	FRANKEL, FRANCES	46	15.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	252	VERNON AVENUE	4	36	Robert E. Cornegy, Jr.	NELLIE LEVITIS ESQ	38	9.50	\$ 303.81	DISCHARGED	COMPLIANCE
BK	59	ARLINGTON AVENUE	3	37	Rafael L. Espinal Jr.	LACHMAN, KRISHNADATT	54	18.00	\$ 0.00	DISCHARGED	VACANT
BK	225	ATKINS AVENUE	4	37	Rafael L. Espinal Jr.	COHAN, AVI	40	10.00	\$ 0.00	ACTIVE	
BK	2511	ATLANTIC AVENUE	4	37	Rafael L. Espinal Jr.	RODMAN, YANKY	46	11.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	399	BLEECKER STREET	6	37	Rafael L. Espinal Jr.	399 BLEECKER REALTY LLC	55	9.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1254	BUSHWICK AVENUE	3	37	Rafael L. Espinal Jr.	FISH, ELI	148	49.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	58	DE SALES PLACE	6	37	Rafael L. Espinal Jr.	GREAT PROFITS	48	8.00	\$ 424.05	DISCHARGED	COMPLIANCE
BK	1869	EASTERN PARKWAY EXTENSION	3	37	Rafael L. Espinal Jr.	SANCHEZ, CARLOS	81	27.00	\$ 370.13	DISCHARGED	COMPLIANCE
BK	306	ELDERT STREET	3	37	Rafael L. Espinal Jr.	BATISTA, FROILAN	144	48.00	\$ 230.21	DISCHARGED	COMPLIANCE
BK	88	ELDERT STREET	3	37	Rafael L. Espinal Jr.	NY LLC, UNITED EQUITIES	35	11.67	\$ 0.00	DISCHARGED	VACANT
BK	1438	GREENE AVENUE	6	37	Rafael L. Espinal Jr.	GREEN, ABE	107	17.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	343	GROVE STREET	6	37	Rafael L. Espinal Jr.	GROVE RESIDENCE LLC	82	13.67	\$ 543.27	DISCHARGED	COMPLIANCE
BK	1316	HALSEY STREET	6	37	Rafael L. Espinal Jr.	YISROEL, LLC	75	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1327	HALSEY STREET	6	37	Rafael L. Espinal Jr.	BRAUNER, LEAH	159	26.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1141	HANCOCK STREET	3	37	Rafael L. Espinal Jr.	BIG BROOKLYN REHAB INC	62	20.67	\$ 0.00	DISCHARGED	VACANT
BK	1335	HANCOCK STREET	6	37	Rafael L. Espinal Jr.	WEISS, ISAAC	53	8.83	\$ 205.88	DISCHARGED	COMPLIANCE
BK	1346	HANCOCK STREET	6	37	Rafael L. Espinal Jr.	HAN STEIN LLC	119	19.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	297	HARMAN STREET	6	37	Rafael L. Espinal Jr.	SPIRA, ZEE	75	12.50	\$ 1,615.85	DISCHARGED	COMPLIANCE
BK	848	HART STREET	6	37	Rafael L. Espinal Jr.	CHAI STAR LLC	107	17.83	\$ 55.39	DISCHARGED	COMPLIANCE
BK	900	HART STREET	6	37	Rafael L. Espinal Jr.	BERKOWITZ, MARK	68	11.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	47	HILL STREET	4	37	Rafael L. Espinal Jr.	CYPRESS HILLS LOCAL DEVELOPMENT CORP	61	15.25	\$ 0.00	DISCHARGED	PT TRANSFERRED

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**Alternative Enforcement Program  
 City Council Report**

**Project Name: AEP ROUND 3**

**Start Date: 11/12/2009**

**# of buildings that did not achieve "substantial compliance" within 12 months: 143**

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	208	HIMROD STREET	6	37	Rafael L. Espinal Jr.	208 HIMROD ST LLC	92	15.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1102	JEFFERSON AVENUE	3	37	Rafael L. Espinal Jr.	AHDOOT, JONATHAN	36	12.00	\$ 0.00	DISCHARGED	VACANT
BK	495	LINCOLN AVENUE	3	37	Rafael L. Espinal Jr.	ELITE PROPERTIES NYC	40	13.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	291	MAC DOUGAL STREET	3	37	Rafael L. Espinal Jr.	MCDOUGEL HOLDINGS LLC	189	63.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	333	MENAHAN STREET	6	37	Rafael L. Espinal Jr.	MHANY MANAGEMENT INC.	71	11.83	\$ 250.71	DISCHARGED	7A ADMIN APPT
BK	371	MENAHAN STREET	6	37	Rafael L. Espinal Jr.	FRANKLIN HOLDING LLC	194	32.33	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	289	MOTHER GASTON BOULEVARD	3	37	Rafael L. Espinal Jr.	RAPID RIDGEWOOD INC	50	16.67	\$ 0.00	DISCHARGED	VACANT
BK	56	MOTHER GASTON BOULEVARD	3	37	Rafael L. Espinal Jr.	HOMEOWNERS SOLUTIONS GROUP LTD	51	17.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	156	NORWOOD AVENUE	3	37	Rafael L. Espinal Jr.	DUFFIE, NATASHA	41	13.67	\$ 122.90	DISCHARGED	COMPLIANCE
BK	364	PALMETTO STREET	6	37	Rafael L. Espinal Jr.	BUXBAUM, YONA	89	14.83	\$ 0.00	DISCHARGED	VORK COMPLETEI
BK	2168	PITKIN AVENUE	3	37	Rafael L. Espinal Jr.	NPG MGMT	44	14.67	\$ 0.00	ACTIVE	
BK	192	SCHAEFER STREET	8	37	Rafael L. Espinal Jr.	SHAEFER REALTY HOLDINGS LLC	168	21.00	\$ 482.48	DISCHARGED	COMPLIANCE
BK	250	SCHAEFER STREET	3	37	Rafael L. Espinal Jr.	250 SCHAEFER LLC	85	28.33	\$ 0.00	DISCHARGED	VACANT
BK	174	VAN SICLEN AVENUE	3	37	Rafael L. Espinal Jr.	CHAITOO, DHANRAJH	36	12.00	\$ 1,021.93	DISCHARGED	COMPLIANCE
BK	562	WILSON AVENUE	4	37	Rafael L. Espinal Jr.	WILSON LOFTS LLC	86	21.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	218	20 STREET	3	38	Carlos Menchaca	SCHULTZ, LAEL	39	13.00	\$ 0.00	DISCHARGED	VACANT
BK	346	54 STREET	8	38	Carlos Menchaca	COHEN, HERSH	209	26.13	\$ 545.70	DISCHARGED	COMPLIANCE
BK	442	60 STREET	5	38	Carlos Menchaca	ZHENG, MEI	183	36.60	\$ 0.00	DISCHARGED	COMPLIANCE
BK	359	COURT STREET	3	39	Brad Lander	GERITANO, JAMES GERITANO	60	20.00	\$ 125.42	DISCHARGED	COMPLIANCE
BK	5	EAST 21 STREET	12	40	Mathieu Eugene	5 EAST 21ST STREET LLC	148	12.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	567	EAST 22 STREET	16	40	Mathieu Eugene	567 EAST 22ND TOWER LLC	161	10.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	20	LENOX ROAD	7	40	Mathieu Eugene	JEAN, MARC	125	17.86	\$ 0.00	DISCHARGED	COMPLIANCE
BK	624	MARLBOROUGH ROAD	8	40	Mathieu Eugene	DURCHHALTER, MARION	90	11.25	\$ 1,793.19	DISCHARGED	COMPLIANCE

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**Alternative Enforcement Program  
 City Council Report**

**Project Name: AEP ROUND 3**

**Start Date: 11/12/2009**

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BK	441	ROGERS AVENUE	6	40	Mathieu Eugene	BAPTISTE, MARIE	132	22.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	541	BAINBRIDGE STREET	3	41	Alicka Ampry-Samuel	MCGOWAN, ESTHER	65	21.67	\$ 213.11	DISCHARGED	COMPLIANCE
BK	2000	BERGEN STREET	3	41	Alicka Ampry-Samuel	2000 BERGEN STREET IZ LLC	58	19.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	477	CHAUNCEY STREET	6	41	Alicka Ampry-Samuel	FRIEDMAN, CHAIM	97	16.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	513	CHAUNCEY STREET	3	41	Alicka Ampry-Samuel	HENRY, VERNON	43	14.33	\$ 0.00	ACTIVE	
BK	679	DECATUR STREET	3	41	Alicka Ampry-Samuel	CPM SERVICES USA INC	47	15.67	\$ 0.00	DISCHARGED	VACANT
BK	58	EAST 52 STREET	6	41	Alicka Ampry-Samuel	GREENE MANAGEMENT	123	20.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	325	EAST 54 STREET	4	41	Alicka Ampry-Samuel	ABRAHAM, DANNY	138	34.50	\$ 0.00	DISCHARGED	VACANT
BK	213	EAST 95 STREET	4	41	Alicka Ampry-Samuel	VILSAINT, LISER	79	19.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	279	EAST 95 STREET	4	41	Alicka Ampry-Samuel	STEIN, MARTIN	110	27.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	22	EAST 96 STREET	17	41	Alicka Ampry-Samuel	EAST NEW YORK 96 LLC	169	9.94	\$ 0.00	DISCHARGED	COMPLIANCE
BK	827	HALSEY STREET	6	41	Alicka Ampry-Samuel	827 HALSEY PARTNERS	207	34.50	\$ 1,248.55	DISCHARGED	VACANT
BK	685	HAWTHORNE STREET	3	41	Alicka Ampry-Samuel	GOANS, VANESSA	52	17.33	\$ 0.00	DISCHARGED	COMPLIANCE
BK	764	JEFFERSON AVENUE	8	41	Alicka Ampry-Samuel	WEBER, ANDREW	75	9.38	\$ 0.00	DISCHARGED	COMPLIANCE
BK	786	MAC DONOUGH STREET	3	41	Alicka Ampry-Samuel	TOMASINI, MATTEO	63	21.00	\$ 1,136.59	DISCHARGED	COMPLIANCE
BK	872	MACON STREET	8	41	Alicka Ampry-Samuel	872 MACON REALTY PARTNERS LLC	192	24.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	996	PUTNAM AVENUE	6	41	Alicka Ampry-Samuel	996 PUTN, INC	43	7.17	\$ 0.00	DISCHARGED	COMPLIANCE
BK	186	ROCKAWAY AVENUE	3	41	Alicka Ampry-Samuel	GREENE MANAGEMENT LLC	39	13.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	392	ROCKAWAY PARKWAY	4	41	Alicka Ampry-Samuel	392 ROCK CORP	102	25.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	126	TAPSCOTT STREET	3	41	Alicka Ampry-Samuel	BARNABY, MELVIN	30	10.00	\$ 0.00	DISCHARGED	VACANT
BK	750	CLEVELAND STREET	3	42	Inez Barron	PANTON REALTY MGMT	41	13.67	\$ 6,481.58	DISCHARGED	COMPLIANCE
BK	604	GEORGIA AVENUE	4	42	Inez Barron	WILLIAMSBURG PROPERTY MANAGEMENT	50	12.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	763	HENDRIX STREET	4	42	Inez Barron	OJEDA, GLORIA	133	33.25	\$ 0.00	DISCHARGED	COMPLIANCE

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

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**Start Date: 11/12/2009**

**# of buildings that did not achieve "substantial compliance" within 12 months: 143**

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BK	425	JEROME STREET	4	42	Inez Barron	425 JERMONE INC	65	16.25	\$ 0.00	DISCHARGED	COMPLIANCE
BK	603	MILLER AVENUE	4	42	Inez Barron	MILLER GOLD LLC	95	23.75	\$ 0.00	DISCHARGED	COMPLIANCE
BK	700	MILLER AVENUE	6	42	Inez Barron	LUBIN, KARL	65	10.83	\$ 0.00	DISCHARGED	COMPLIANCE
BK	563	NEW LOTS AVENUE	3	42	Inez Barron	LASKARATOS, KOSTA	81	27.00	\$ 0.00	ACTIVE	
BK	577	NEW LOTS AVENUE	9	42	Inez Barron	HOMAPOUR, JEFFREY	115	12.78	\$ 0.00	DISCHARGED	COMPLIANCE
BK	473	PENNSYLVANIA AVENUE	16	42	Inez Barron	CHESTNUT HOLDINGS OF NEW YORK, INC	289	18.06	\$ 0.00	DISCHARGED	COMPLIANCE
BK	890	ROCKAWAY AVENUE	11	42	Inez Barron	AFAI ROCKAWAY CORP.	159	14.45	\$ 0.00	DISCHARGED	7A ADMIN APPT
BK	578	WILLIAMS AVENUE	4	42	Inez Barron	MKL EQUITIES CORP	53	13.25	\$ 0.00	DISCHARGED	VACANT
BK	455	WYONA STREET	6	42	Inez Barron	RBM NY HOLDINGS LLC	75	12.50	\$ 0.00	DISCHARGED	VACANT
BK	575	80 STREET	9	43	Justin Brannan	YU TANG REALTY LL	172	19.11	\$ 0.00	DISCHARGED	COMPLIANCE
BK	369	87 STREET	16	43	Justin Brannan	NOTIAS, CAROL	188	11.75	\$ 0.00	ACTIVE	
BK	.271	BAY RIDGE AVENUE	7	43	Justin Brannan	PATSALIS, HARRY	56	8.00	\$ 0.00	DISCHARGED	COMPLIANCE
BK	1798	WEST 12 STREET	3	44	Kalman Yeger	NASEF, SONIA	30	10.00	\$ 123.39	DISCHARGED	COMPLIANCE
BK	2714	AVENUE D	24	45	Jumaane D. Williams	AVENUE D PROPERTIES LLC	238	9.92	\$ 0.00	DISCHARGED	COMPLIANCE
BK	301	EAST 26 STREET	4	45	Jumaane D. Williams	EISENBERG, BENZION	250	62.50	\$ 0.00	DISCHARGED	COMPLIANCE
BK	2766	WEST 15 STREET	5	47	Mark Treyger	FROHLICH, NEAL	48	9.60	\$ 0.00	DISCHARGED	COMPLIANCE

**Building Count: 200**

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