



CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
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 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 | 1437 | AMSTERDAM AVENUE | 13 | 7 | ROBERT JACKSON | PARK AVE SOUTH MGMT | 138 | 10.62 | \$ 167.44 | DISCHARGED | COMPLIANCE |
| MN | 1619 | AMSTERDAM AVENUE | 18 | 7 | ROBERT JACKSON | ALMA REALTY CORP | 231 | 12.83 | \$ 682.25 | DISCHARGED | COMPLIANCE |
| MN | 761 | ST NICHOLAS AVENUE | 8 | 7 | ROBERT JACKSON | CAMARA, IBRAHIM | 112 | 14.00 | \$ 362.44 | DISCHARGED | COMPLIANCE |
| MN | 2035 | ADAM C POWELL BOULEVARD | 16 | 9 | INEZ DICKENS | CMC DEVELOPMENT | 159 | 9.94 | \$ 1,013.13 | ACTIVE | |
| MN | 1534 | ST NICHOLAS AVENUE | 28 | 10 | YDANIS RODRIGUEZ | ALMA REALTY CORP | 235 | 8.39 | \$ 110.95 | DISCHARGED | COMPLIANCE |
| MN | 507 | WEST 170 STREET | 25 | 10 | YDANIS RODRIGUEZ | LANGSAM PROPERTY SERVICES CORP | 228 | 9.12 | \$ 334.24 | DISCHARGED | COMPLIANCE |
| BX | 4014 | AMUNDSON AVENUE | 3 | 12 | LARRY B. SEABROOK | GARBRECHT, WALTER | 34 | 11.33 | \$ 3,942.91 | DISCHARGED | VACANT |
| BX | 844 | EAST 216 STREET | 3 | 12 | LARRY B. SEABROOK | NDOW, BABOU CARR | 46 | 15.33 | \$ 992.28 | ACTIVE | |
| BX | 751 | EAST 224 STREET | 7 | 12 | LARRY B. SEABROOK | JOSEPH, RODNEY | 87 | 12.43 | \$ 817.11 | DISCHARGED | COMPLIANCE |
| BX | 650 | EAST 229 STREET | 4 | 12 | LARRY B. SEABROOK | BECANN, CARL | 57 | 14.25 | \$ 194.10 | ACTIVE | |
| BX | 1836 | MATTHEWS AVENUE | 4 | 13 | JAMES VACCA | NOKU, SPARTAK | 73 | 18.25 | \$ 1,071.11 | ACTIVE | |
| BX | 1711 | MONTGOMERY PLACE | 3 | 13 | JAMES VACCA | ADAMS, WINGROVE | 50 | 16.67 | \$ 483.15 | DISCHARGED | COMPLIANCE |
| BX | 1663 | WALLACE AVENUE | 3 | 13 | JAMES VACCA | PARUBI, NDOC | 48 | 16.00 | \$ 729.17 | DISCHARGED | COMPLIANCE |
| BX | 1883 | BILLINGSLEY TERRACE | 3 | 14 | FERNANDO CABRERA | GREENIDGE, WILLIAM | 69 | 23.00 | \$ 2,581.61 | ACTIVE | |
| BX | 2239 | CRESTON AVENUE | 27 | 14 | FERNANDO CABRERA | WINN RESIDENTIAL (NY) LLC | 263 | 9.74 | \$ 710.11 | ACTIVE | |
| BX | 234 | EAST 178 STREET | 13 | 14 | FERNANDO CABRERA | MILLER, HOWARD | 214 | 16.46 | \$ 145.96 | DISCHARGED | COMPLIANCE |
| BX | 2118 | GRAND AVENUE | 3 | 14 | FERNANDO CABRERA | LANTIQUA, CLARIBEL | 116 | 38.67 | \$ 2,036.84 | ACTIVE | |
| BX | 2000 | GRAND CONCOURSE | 15 | 14 | FERNANDO CABRERA | GREEN, JASON | 155 | 10.33 | \$ 1,465.92 | DISCHARGED | COMPLIANCE |
| BX | 2261 | MORRIS AVENUE | 33 | 14 | FERNANDO CABRERA | 2263 MORRIS PARTNERS LLC | 323 | 9.79 | \$ 239.80 | DISCHARGED | COMPLIANCE |
| BX | 2308 | MORRIS AVENUE | 3 | 14 | FERNANDO CABRERA | HOY, ALCIDES | 35 | 11.67 | \$ 554.21 | ACTIVE | |
| BX | 1807 | PHELAN PLACE | 5 | 14 | FERNANDO CABRERA | AMRENCO INC | 107 | 21.40 | \$ 10,095.01 | ACTIVE | |
| BX | 1926 | WALTON AVENUE | 26 | 14 | FERNANDO CABRERA | S & L SILVER LLC | 307 | 11.81 | \$ 1,296.11 | ACTIVE | |
| BX | 1558 | BRYANT AVENUE | 37 | 15 | JOEL RIVERA | THE WATERCREST MGMT TEAM | 399 | 10.78 | \$ 559.13 | ACTIVE | |

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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 11/12/2009.



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| 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 |
|------|------|--------------------------|--------------------------|------------------|-------------------------|----------------------------------|---------------------|----------------------------------|--------------------------------------|-----------------|------------------------|
| BX | 2720 | DECATUR AVENUE | 26 | 15 | JOEL RIVERA | RODRIGUEZ, ANGELA | 233 | 8.96 | \$ 130.73 | DISCHARGED | COMPLIANCE |
| BX | 701 | EAST 175 STREET | 20 | 15 | JOEL RIVERA | COLON, HIRAM | 209 | 10.45 | \$ 265.56 | DISCHARGED | COMPLIANCE |
| BX | 1738 | FILLMORE STREET | 3 | 15 | JOEL RIVERA | BANGURA, SAMUEL | 31 | 10.33 | \$ 652.48 | DISCHARGED | COMPLIANCE |
| BX | 2427 | HOFFMAN STREET | 9 | 15 | JOEL RIVERA | 2427 HOFFMAN STREET PARTNERS LLC | 168 | 18.67 | \$ 6,993.12 | ACTIVE | |
| BX | 2356 | LORILLARD PLACE | 31 | 15 | JOEL RIVERA | CAVAN 2356 LLC | 551 | 17.77 | \$ 456.16 | DISCHARGED | COMPLIANCE |
| BX | 2010 | MAPES AVENUE | 3 | 15 | JOEL RIVERA | BRUCE, DARREN | 83 | 27.67 | \$ 1,025.90 | ACTIVE | |
| BX | 4633 | PARK AVENUE | 9 | 15 | JOEL RIVERA | RUGOVA, RIZA | 113 | 12.56 | \$ 381.22 | DISCHARGED | COMPLIANCE |
| BX | 2775 | POND PLACE | 3 | 15 | JOEL RIVERA | COOPER, HOPE | 37 | 12.33 | \$ 123.38 | DISCHARGED | COMPLIANCE |
| BX | 1911 | SOUTHERN BOULEVARD | 18 | 15 | JOEL RIVERA | ALMA REALTY CORP | 330 | 18.33 | \$ 2,250.94 | DISCHARGED | COMPLIANCE |
| BX | 2271 | SOUTHERN BOULEVARD | 4 | 15 | JOEL RIVERA | TORRES, VICTOR | 50 | 12.50 | \$ 1,372.33 | ACTIVE | |
| BX | 1626 | TAYLOR AVENUE | 4 | 15 | JOEL RIVERA | ARROYO, CARMEN | 39 | 9.75 | \$ 337.74 | ACTIVE | |
| BX | 2268 | WASHINGTON AVENUE | 20 | 15 | JOEL RIVERA | 2268 WASHINGTON D, LLC | 267 | 13.35 | \$ 105.12 | DISCHARGED | COMPLIANCE |
| BX | 1328 | CHISHOLM STREET | 3 | 16 | HELEN FOSTER | RUSSELL, TANYA | 50 | 16.67 | \$ 300.41 | DISCHARGED | VACANT |
| BX | 1190 | CLAY AVENUE | 11 | 16 | HELEN FOSTER | NEW YORK CITY MANAGEMENT | 129 | 11.73 | \$ 2,778.31 | ACTIVE | |
| BX | 1636 | DR M L KING JR BOULEVARD | 25 | 16 | HELEN FOSTER | GAZIVODA, ANGELA | 316 | 12.64 | \$ 1,452.87 | DISCHARGED | COMPLIANCE |
| BX | 1640 | DR M L KING JR BOULEVARD | 25 | 16 | HELEN FOSTER | GAZIVODA, ANGELA | 338 | 13.52 | \$ 1,928.13 | DISCHARGED | COMPLIANCE |
| BX | 1064 | GRANT AVENUE | 3 | 16 | HELEN FOSTER | CHIADIKA, IGNATIUS | 101 | 33.67 | \$ 1,488.17 | DISCHARGED | VACANT |
| BX | 1125 | MORRIS AVENUE | 5 | 16 | HELEN FOSTER | SEWELL, ORLANDO | 107 | 21.40 | \$ 259.12 | ACTIVE | |
| BX | 1410 | PROSPECT AVENUE | 13 | 16 | HELEN FOSTER | QV MANAGEMENT CORP | 184 | 14.15 | \$ 356.54 | DISCHARGED | COMPLIANCE |
| BX | 1069 | TELLER AVENUE | 6 | 16 | HELEN FOSTER | URBAN PROPERTY MANAGEMENT | 64 | 10.67 | \$ 277.00 | ACTIVE | |
| BX | 3198 | 3 AVENUE | 4 | 17 | MARIA DEL CARMEN ARROYO | DANIEL, LYNETTE | 56 | 14.00 | \$ 303.47 | DISCHARGED | COMPLIANCE |
| BX | 907 | AVENUE ST JOHN | 5 | 17 | MARIA DEL CARMEN ARROYO | MONTILLA, RAMON | 42 | 8.40 | \$ 182.92 | DISCHARGED | COMPLIANCE |
| BX | 41 | BRUCKNER BOULEVARD | 3 | 17 | MARIA DEL CARMEN ARROYO | BRIMAGE, MARY | 30 | 10.00 | \$ 3,892.21 | ACTIVE | |

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| BX | 957 | BRUCKNER BOULEVARD | 3 | 17 | MARIA DEL CARMEN ARROYO | MEKAMKWE, PATRICIA | 75 | 25.00 | \$ 3,330.17 | ACTIVE | |
| BX | 298 | EAST 150 STREET | 9 | 17 | MARIA DEL CARMEN ARROYO | HOLMES, ERIKA | 354 | 39.33 | \$ 626.56 | ACTIVE | |
| BX | 708 | EAST 161 STREET | 3 | 17 | MARIA DEL CARMEN ARROYO | ARINZE | 121 | 40.33 | \$ 403.69 | DISCHARGED | COMPLIANCE |
| BX | 430 | EAST 162 STREET | 9 | 17 | MARIA DEL CARMEN ARROYO | KUNBA LLC | 151 | 16.78 | \$ 866.03 | ACTIVE | |
| BX | 867 | EAST 164 STREET | 3 | 17 | MARIA DEL CARMEN ARROYO | JAMES, BRIAN | 72 | 24.00 | \$ 166.39 | ACTIVE | |
| BX | 1040 | LONGFELLOW AVENUE | 4 | 17 | MARIA DEL CARMEN ARROYO | RAKKUMAR, DHANRAJ | 52 | 13.00 | \$ 1,096.22 | ACTIVE | |
| BX | 1060 | LONGFELLOW AVENUE | 4 | 17 | MARIA DEL CARMEN ARROYO | SMILEY, MICHAEL | 29 | 7.25 | \$ 241.58 | ACTIVE | |
| BX | 1144 | LONGFELLOW AVENUE | 3 | 17 | MARIA DEL CARMEN ARROYO | CAMBIER, RUDY | 36 | 12.00 | \$ 101.67 | ACTIVE | |
| BX | 621 | MANIDA STREET | 56 | 17 | MARIA DEL CARMEN ARROYO | RELIANT REALTY SERVICES, INC | 555 | 9.91 | \$ 1,801.29 | ACTIVE | |
| BX | 701 | PROSPECT AVENUE | 4 | 17 | MARIA DEL CARMEN ARROYO | LAGUNA, RAYMOND | 30 | 7.50 | \$ 115.42 | ACTIVE | |
| BX | 674 | ST ANNS AVENUE | 9 | 17 | MARIA DEL CARMEN ARROYO | UKANWOKE, CHIMA | 285 | 31.67 | \$ 2,997.76 | ACTIVE | |
| BX | 1301 | COMMONWEALTH AVENUE | 3 | 18 | ANNABEL PALMA | 1301 COMMONWEALTH AVE CO. LLC | 34 | 11.33 | \$ 271.96 | ACTIVE | |
| BX | 1509 | EAST 172 STREET | 4 | 18 | ANNABEL PALMA | RAMOUTAR, RABINDRANAUTH | 55 | 13.75 | \$ 536.67 | DISCHARGED | COMPLIANCE |
| BX | 1514 | EAST 172 STREET | 4 | 18 | ANNABEL PALMA | LOUTAN, JOEL | 63 | 15.75 | \$ 323.41 | ACTIVE | |
| BX | 1151 | ELDER AVENUE | 49 | 18 | ANNABEL PALMA | 115 ELDER HOLDINGS LLC | 465 | 9.49 | \$ 231.35 | DISCHARGED | COMPLIANCE |
| BX | 1541 | LELAND AVENUE | 2 | 18 | ANNABEL PALMA | PEDRAM, HEDAYAT | 45 | 22.50 | \$ 945.48 | DISCHARGED | VACANT |
| BX | 1411 | NOBLE AVENUE | 4 | 18 | ANNABEL PALMA | UNITED COMMONWEALTH LLC | 88 | 22.00 | \$ 831.07 | DISCHARGED | COMPLIANCE |
| BX | 1142 | WHEELER AVENUE | 4 | 18 | ANNABEL PALMA | HUGHES, JEANETH | 48 | 12.00 | \$ 178.57 | ACTIVE | |
| BX | 1159 | WHEELER AVENUE | 4 | 18 | ANNABEL PALMA | ORTIZ, CARLOS | 62 | 15.50 | \$ 496.79 | DISCHARGED | COMPLIANCE |
| BX | 1149 | WHITE PLAINS ROAD | 4 | 18 | ANNABEL PALMA | RAHMAN, MOHAMMAD | 41 | 10.25 | \$ 225.15 | DISCHARGED | COMPLIANCE |
| QN | 211-34 | 45 ROAD | 3 | 19 | DANIEL J. HALLORAN | THOMAS, LORETTA | 60 | 20.00 | \$ 188.15 | ACTIVE | |
| QN | 14-23 | 30 DRIVE | 6 | 22 | PETER VALLONE, JR | SMAGACZ, ANNA | 64 | 10.67 | \$ 1,882.03 | DISCHARGED | COMPLIANCE |
| QN | 106-19 | 177 STREET | 4 | 27 | LEROY G. COMRIE | ALLEYNE, DIANA | 42 | 10.50 | \$ 12,598.78 | ACTIVE | |

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| QN | 195-25 | WOODHULL AVENUE | 3 | 27 | LEROY G. COMRIE | OLYMPIC DEVELOPMENT CORP | 45 | 15.00 | \$ 286.56 | DISCHARGED | COMPLIANCE |
| QN | 89-43 | 97 STREET | 3 | 30 | ELIZABETH CROWLEY | ALI, SAMINA | 69 | 23.00 | \$ 217.42 | DISCHARGED | COMPLIANCE |
| BK | 273 | LEE AVENUE | 8 | 33 | STEPHEN LEVIN | BERNAT, JACK | 130 | 16.25 | \$ 310.91 | DISCHARGED | COMPLIANCE |
| BK | 97 | CORNELIA STREET | 6 | 34 | DIANA REYNA | BPC MANAGEMENT CORP | 171 | 28.50 | \$ 1,494.84 | DISCHARGED | COMPLIANCE |
| BK | 1076 | GREENE AVENUE | 3 | 34 | DIANA REYNA | MESTIZO, SILVIANA | 41 | 13.67 | \$ 542.57 | ACTIVE | |
| BK | 140 | GROVE STREET | 3 | 34 | DIANA REYNA | JAMES, ROBERT | 74 | 24.67 | \$ 1,367.91 | ACTIVE | |
| BK | 555 | HART STREET | 6 | 34 | DIANA REYNA | HART STREET REALTY LLC | 104 | 17.33 | \$ 193.08 | DISCHARGED | COMPLIANCE |
| BK | 30 | IRVING AVENUE | 6 | 34 | DIANA REYNA | CRUZ, JAUN | 71 | 11.83 | \$ 1,554.63 | DISCHARGED | COMPLIANCE |
| BK | 237 | JEFFERSON STREET | 5 | 34 | DIANA REYNA | JOE LEBMAN LLC | 145 | 29.00 | \$ 415.96 | DISCHARGED | COMPLIANCE |
| BK | 1091 | MADISON STREET | 3 | 34 | DIANA REYNA | BRESH, HUSNI | 26 | 8.67 | \$ 1,368.24 | ACTIVE | |
| BK | 258 | MELROSE STREET | 6 | 34 | DIANA REYNA | SILBERSTEIN, ISREAL | 169 | 28.17 | \$ 2,760.89 | ACTIVE | |
| BK | 325 | MELROSE STREET | 6 | 34 | DIANA REYNA | MELROSE STREET REALTY LLC | 147 | 24.50 | \$ 1,139.95 | DISCHARGED | COMPLIANCE |
| BK | 64 | PALMETTO STREET | 6 | 34 | DIANA REYNA | PALMETTO RESIDENCE LLC | 88 | 14.67 | \$ 403.84 | DISCHARGED | COMPLIANCE |
| BK | 16 | STAGG STREET | 5 | 34 | DIANA REYNA | BEN STAGG LLC | 78 | 15.60 | \$ 640.20 | DISCHARGED | COMPLIANCE |
| BK | 131 | STARR STREET | 8 | 34 | DIANA REYNA | GRUNFELD, MOSES | 163 | 20.38 | \$ 131.07 | DISCHARGED | COMPLIANCE |
| BK | 171 | STARR STREET | 8 | 34 | DIANA REYNA | BERKOWITZ, MARK | 133 | 16.63 | \$ 1,532.77 | DISCHARGED | COMPLIANCE |
| BK | 90 | STARR STREET | 6 | 34 | DIANA REYNA | ALVARADO, ERMEL | 90 | 15.00 | \$ 137.93 | DISCHARGED | COMPLIANCE |
| BK | 295 | TROUTMAN STREET | 8 | 34 | DIANA REYNA | MILLER, ISIDORE | 94 | 11.75 | \$ 856.30 | DISCHARGED | COMPLIANCE |
| BK | 53 | TROUTMAN STREET | 3 | 34 | DIANA REYNA | DREW, JOHNNIE | 82 | 27.33 | \$ 919.47 | ACTIVE | |
| BK | 14 | WOODBINE STREET | 3 | 34 | DIANA REYNA | ISLAM, MOHAMMAD | 53 | 17.67 | \$ 390.39 | DISCHARGED | VACANT |
| QN | 1885 | WOODBINE STREET | 4 | 34 | DIANA REYNA | KOSTOV, VALENTIN | 40 | 10.00 | \$ 804.92 | ACTIVE | |
| BK | 790 | BERGEN STREET | 3 | 35 | LETITIA JAMES | AUTERI, MARCO | 122 | 40.67 | \$ 606.71 | ACTIVE | |
| BK | 304 | BROOKLYN AVENUE | 3 | 35 | LETITIA JAMES | DRIZIN, MORDECHAI | 68 | 22.67 | \$ 649.78 | DISCHARGED | COMPLIANCE |

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| BK | 686 | EASTERN PARKWAY | 9 | 35 | LETITIA JAMES | REIZES, JOSEPH | 111 | 12.33 | \$ 255.32 | ACTIVE | |
| BK | 995 | EASTERN PARKWAY | 16 | 35 | LETITIA JAMES | NY AFFORDABLE EP III LLC | 369 | 23.06 | \$ 203.08 | DISCHARGED | COMPLIANCE |
| BK | 181 | PARK PLACE | 3 | 35 | LETITIA JAMES | STEPHEN, GEOFFREY | 84 | 28.00 | \$ 2,181.21 | ACTIVE | |
| BK | 166 | ROGERS AVENUE | 6 | 35 | LETITIA JAMES | LEITER, CHAYA | 161 | 26.83 | \$ 167.42 | DISCHARGED | COMPLIANCE |
| BK | 234 | WASHINGTON AVENUE | 7 | 35 | LETITIA JAMES | MAYALA, WENTZ | 89 | 12.71 | \$ 1,547.94 | ACTIVE | |
| BK | 135 | ALBANY AVENUE | 12 | 36 | VANN ALBERT | WERTMAN, CHARLES | 78 | 6.50 | \$ 106.93 | DISCHARGED | COMPLIANCE |
| BK | 1436 | ATLANTIC AVENUE | 3 | 36 | VANN ALBERT | CUMBERBATCH, ORRIM | 30 | 10.00 | \$ 237.75 | ACTIVE | |
| BK | 1049 | BERGEN STREET | 4 | 36 | VANN ALBERT | ACCONY NEW YORK | 121 | 30.25 | \$ 629.33 | ACTIVE | |
| BK | 684 | FLUSHING AVENUE | 6 | 36 | VANN ALBERT | STRAUS, MAX | 88 | 14.67 | \$ 2,621.66 | ACTIVE | |
| BK | 688 | GREENE AVENUE | 4 | 36 | VANN ALBERT | PREMISES, OWNER OF | 120 | 30.00 | \$ 3,888.85 | ACTIVE | |
| BK | 898 | GREENE AVENUE | 4 | 36 | VANN ALBERT | ZOLO PROPERTIES LLC | 67 | 16.75 | \$ 2,135.30 | DISCHARGED | COMPLIANCE |
| BK | 22 | HART STREET | 4 | 36 | VANN ALBERT | STERNBERG, J | 60 | 15.00 | \$ 2,281.17 | DISCHARGED | COMPLIANCE |
| BK | 530 | JEFFERSON AVENUE | 7 | 36 | VANN ALBERT | JACKSON, RICARDO | 128 | 18.29 | \$ 2,084.42 | DISCHARGED | COMPLIANCE |
| BK | 880 | LAFAYETTE AVENUE | 3 | 36 | VANN ALBERT | CRUMP, JOHN | 35 | 11.67 | \$ 730.01 | DISCHARGED | VACANT |
| BK | 997A | LAFAYETTE AVENUE | 6 | 36 | VANN ALBERT | NIENAJADLO, MARIA | 68 | 11.33 | \$ 360.54 | DISCHARGED | COMPLIANCE |
| BK | 319 | LEWIS AVENUE | 3 | 36 | VANN ALBERT | BROOK & CHARLES LLC | 36 | 12.00 | \$ 762.30 | DISCHARGED | VACANT |
| BK | 537 | MARCY AVENUE | 4 | 36 | VANN ALBERT | SHAFSHAK, AMR | 41 | 10.25 | \$ 1,092.19 | DISCHARGED | COMPLIANCE |
| BK | 530 | MONROE STREET | 3 | 36 | VANN ALBERT | ATUMONYOGO, KESTER | 60 | 20.00 | \$ 1,752.14 | ACTIVE | |
| BK | 560A | QUINCY STREET | 4 | 36 | VANN ALBERT | WEINBERGER, MINDY | 50 | 12.50 | \$ 1,747.64 | DISCHARGED | COMPLIANCE |
| BK | 110 | ROGERS AVENUE | 4 | 36 | VANN ALBERT | THOMAS, NIGEL | 92 | 23.00 | \$ 361.21 | DISCHARGED | COMPLIANCE |
| BK | 947 | ST MARKS AVENUE | 13 | 36 | VANN ALBERT | 947 ST MARKS D, LLC | 178 | 13.69 | \$ 568.94 | DISCHARGED | COMPLIANCE |
| BK | 423 | THROOP AVENUE | 6 | 36 | VANN ALBERT | WILLIAMS, ROBERT | 65 | 10.83 | \$ 7,358.32 | ACTIVE | |
| BK | 341 | TOMPKINS AVENUE | 3 | 36 | VANN ALBERT | GRANT, GLENN | 46 | 15.33 | \$ 1,805.93 | ACTIVE | |

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| BK | 252 | VERNON AVENUE | 4 | 36 | VANN ALBERT | JEFFERSON, BOBBIE | 38 | 9.50 | \$ 303.81 | DISCHARGED | COMPLIANCE |
| BK | 59 | ARLINGTON AVENUE | 3 | 37 | ERIK MARTIN-DILAN | LACHMAN, KRISHNADATT | 54 | 18.00 | \$ 7,524.27 | ACTIVE | |
| BK | 225 | ATKINS AVENUE | 4 | 37 | ERIK MARTIN-DILAN | RK PROPERTIES, INC | 40 | 10.00 | \$ 1,135.91 | ACTIVE | |
| BK | 2511 | ATLANTIC AVENUE | 4 | 37 | ERIK MARTIN-DILAN | BRUMAN REALTY | 46 | 11.50 | \$ 2,485.66 | DISCHARGED | COMPLIANCE |
| BK | 399 | BLEECKER STREET | 6 | 37 | ERIK MARTIN-DILAN | 399 BLEECKER REALTY LLC | 55 | 9.17 | \$ 745.27 | ACTIVE | |
| BK | 1254 | BUSHWICK AVENUE | 3 | 37 | ERIK MARTIN-DILAN | RUBINSTEIN, MARTIN | 148 | 49.33 | \$ 294.25 | ACTIVE | |
| BK | 58 | DE SALES PLACE | 6 | 37 | ERIK MARTIN-DILAN | FRIEDMAN, RIFKA | 48 | 8.00 | \$ 424.05 | DISCHARGED | COMPLIANCE |
| BK | 1869 | EASTERN PARKWAY EXTENSION | 3 | 37 | ERIK MARTIN-DILAN | SANCHEZ, CARLOS | 81 | 27.00 | \$ 370.13 | DISCHARGED | COMPLIANCE |
| BK | 306 | ELDERT STREET | 3 | 37 | ERIK MARTIN-DILAN | BATISTA, FROILAN | 144 | 48.00 | \$ 230.21 | DISCHARGED | COMPLIANCE |
| BK | 88 | ELDERT STREET | 3 | 37 | ERIK MARTIN-DILAN | SAHA, NIKHIL | 35 | 11.67 | \$ 5,462.47 | ACTIVE | |
| BK | 1438 | GREENE AVENUE | 6 | 37 | ERIK MARTIN-DILAN | GREEN, ABE | 107 | 17.83 | \$ 1,013.45 | ACTIVE | |
| BK | 343 | GROVE STREET | 6 | 37 | ERIK MARTIN-DILAN | GROVE RESIDENT LLC | 82 | 13.67 | \$ 543.27 | DISCHARGED | COMPLIANCE |
| BK | 1316 | HALSEY STREET | 6 | 37 | ERIK MARTIN-DILAN | YISROEL, LLC | 75 | 12.50 | \$ 175.28 | DISCHARGED | COMPLIANCE |
| BK | 1327 | HALSEY STREET | 6 | 37 | ERIK MARTIN-DILAN | BRAUNER, ISAAC | 159 | 26.50 | \$ 692.49 | DISCHARGED | COMPLIANCE |
| BK | 1141 | HANCOCK STREET | 3 | 37 | ERIK MARTIN-DILAN | PAYNE, PATRICIA | 62 | 20.67 | \$ 2,891.07 | DISCHARGED | VACANT |
| BK | 1335 | HANCOCK STREET | 6 | 37 | ERIK MARTIN-DILAN | STARK, ALLAN | 53 | 8.83 | \$ 205.88 | DISCHARGED | COMPLIANCE |
| BK | 1346 | HANCOCK STREET | 6 | 37 | ERIK MARTIN-DILAN | SUPER MGMT CORP | 119 | 19.83 | \$ 673.52 | ACTIVE | |
| BK | 297 | HARMAN STREET | 6 | 37 | ERIK MARTIN-DILAN | KOHN, JOEL | 75 | 12.50 | \$ 1,615.85 | DISCHARGED | COMPLIANCE |
| BK | 848 | HART STREET | 6 | 37 | ERIK MARTIN-DILAN | CHAI STAR | 107 | 17.83 | \$ 108.29 | DISCHARGED | COMPLIANCE |
| BK | 900 | HART STREET | 6 | 37 | ERIK MARTIN-DILAN | BERKOWITZ, MARK | 68 | 11.33 | \$ 1,058.07 | DISCHARGED | COMPLIANCE |
| BK | 47 | HILL STREET | 4 | 37 | ERIK MARTIN-DILAN | KANDHAI, SANDRA | 61 | 15.25 | \$ 3,066.88 | ACTIVE | |
| BK | 208 | HIMROD STREET | 6 | 37 | ERIK MARTIN-DILAN | 208 HIMROD ST LLC | 92 | 15.33 | \$ 141.43 | DISCHARGED | COMPLIANCE |
| BK | 1102 | JEFFERSON AVENUE | 3 | 37 | ERIK MARTIN-DILAN | TONG, DENISE | 36 | 12.00 | \$ 16,033.96 | DISCHARGED | VACANT |

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CITY OF NEW YORK
DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
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 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 | 495 | LINCOLN AVENUE | 3 | 37 | ERIK MARTIN-DILAN | PINTO, EMILY | 40 | 13.33 | \$ 334.96 | ACTIVE | |
| BK | 291 | MAC DOUGAL STREET | 3 | 37 | ERIK MARTIN-DILAN | BETTER HOME MANAGEMENT INC | 189 | 63.00 | \$ 969.27 | ACTIVE | |
| BK | 333 | MENAHAN STREET | 6 | 37 | ERIK MARTIN-DILAN | BELFORT, ARLENE | 71 | 11.83 | \$ 250.71 | ACTIVE | |
| BK | 371 | MENAHAN STREET | 6 | 37 | ERIK MARTIN-DILAN | RAJOY MANAGEMENT INC | 194 | 32.33 | \$ 4,841.98 | DISCHARGED | 7A ADMIN APPT |
| BK | 289 | MOTHER GASTON BOULEVARD | 3 | 37 | ERIK MARTIN-DILAN | ASSAAH, SEAN | 50 | 16.67 | \$ 348.02 | ACTIVE | |
| BK | 56 | MOTHER GASTON BOULEVARD | 3 | 37 | ERIK MARTIN-DILAN | CITYWIDE PROPERTY MGT | 51 | 17.00 | \$ 1,603.98 | ACTIVE | |
| BK | 156 | NORWOOD AVENUE | 3 | 37 | ERIK MARTIN-DILAN | KISSOON, PARASRAMM | 41 | 13.67 | \$ 122.90 | DISCHARGED | COMPLIANCE |
| BK | 364 | PALMETTO STREET | 6 | 37 | ERIK MARTIN-DILAN | HARVIN, JOHN | 89 | 14.83 | \$ 2,582.56 | ACTIVE | |
| BK | 2168 | PITKIN AVENUE | 3 | 37 | ERIK MARTIN-DILAN | PIPKIN, RUBY | 44 | 14.67 | \$ 164.84 | ACTIVE | |
| BK | 192 | SCHAEFER STREET | 6 | 37 | ERIK MARTIN-DILAN | ONE WEST END MANAGEMENT | 168 | 28.00 | \$ 643.30 | ACTIVE | |
| BK | 250 | SCHAEFER STREET | 3 | 37 | ERIK MARTIN-DILAN | GONZALES, MIGUEL | 85 | 28.33 | \$ 3,008.65 | ACTIVE | |
| BK | 174 | VAN SICLEN AVENUE | 3 | 37 | ERIK MARTIN-DILAN | CHAITOO, DHANRAJH | 36 | 12.00 | \$ 1,021.93 | DISCHARGED | COMPLIANCE |
| BK | 562 | WILSON AVENUE | 4 | 37 | ERIK MARTIN-DILAN | KABBAJ, RASHID | 86 | 21.50 | \$ 905.73 | ACTIVE | |
| BK | 455 | WYONA STREET | 6 | 37 | ERIK MARTIN-DILAN | GREENSTIEN, KENNETH | 75 | 12.50 | \$ 1,525.22 | ACTIVE | |
| BK | 218 | 20 STREET | 3 | 38 | SARA M. GONZALEZ | PATTINO, ISBELIA | 39 | 13.00 | \$ 9,207.17 | ACTIVE | |
| BK | 346 | 54 STREET | 8 | 38 | SARA M. GONZALEZ | HERSH COHEN | 209 | 26.13 | \$ 545.70 | DISCHARGED | COMPLIANCE |
| BK | 442 | 60 STREET | 5 | 38 | SARA M. GONZALEZ | CHEN, SHUAI | 183 | 36.60 | \$ 881.10 | DISCHARGED | COMPLIANCE |
| BK | 359 | COURT STREET | 3 | 39 | BRAD LANDER | GERITANO, JAMES | 60 | 20.00 | \$ 125.42 | ACTIVE | |
| BK | 5 | EAST 21 STREET | 12 | 40 | MATHIEU EUGENE | PEREZ, J | 148 | 12.33 | \$ 588.88 | DISCHARGED | COMPLIANCE |
| BK | 567 | EAST 22 STREET | 16 | 40 | MATHIEU EUGENE | 567 E 22ND TOWER, LLC | 161 | 10.06 | \$ 150.10 | DISCHARGED | COMPLIANCE |
| BK | 20 | LENOX ROAD | 7 | 40 | MATHIEU EUGENE | JEAN, MARC | 125 | 17.86 | \$ 256.99 | ACTIVE | |
| BK | 624 | MARLBOROUGH ROAD | 8 | 40 | MATHIEU EUGENE | MCWV MARLBOROUGH LLC | 90 | 11.25 | \$ 1,793.19 | DISCHARGED | COMPLIANCE |
| BK | 441 | ROGERS AVENUE | 6 | 40 | MATHIEU EUGENE | MODE, JEAN BERNARD | 132 | 22.00 | \$ 1,276.70 | 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 3

Start Date: 11/12/2009

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

| 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 | 541 | BAINBRIDGE STREET | 3 | 41 | DARLENE MEALY | SABAH, SHIMON | 65 | 21.67 | \$ 213.11 | DISCHARGED | COMPLIANCE |
| BK | 2000 | BERGEN STREET | 3 | 41 | DARLENE MEALY | FITZGERALD, STEPHEN | 58 | 19.33 | \$ 384.01 | ACTIVE | |
| BK | 477 | CHAUNCEY STREET | 6 | 41 | DARLENE MEALY | OSTAD, FRED | 97 | 16.17 | \$ 2,234.11 | ACTIVE | |
| BK | 513 | CHAUNCEY STREET | 3 | 41 | DARLENE MEALY | HENRY, VERNON | 43 | 14.33 | \$ 929.05 | ACTIVE | |
| BK | 679 | DECATUR STREET | 3 | 41 | DARLENE MEALY | CPM SERVICES USA INC | 47 | 15.67 | \$ 1,641.94 | ACTIVE | |
| BK | 58 | EAST 52 STREET | 6 | 41 | DARLENE MEALY | KING, DWIGHT | 123 | 20.50 | \$ 754.09 | ACTIVE | |
| BK | 213 | EAST 95 STREET | 4 | 41 | DARLENE MEALY | MCINNIS, MICHAEL | 79 | 19.75 | \$ 267.09 | ACTIVE | |
| BK | 279 | EAST 95 STREET | 4 | 41 | DARLENE MEALY | CALHOUN, DAISY | 110 | 27.50 | \$ 809.63 | ACTIVE | |
| BK | 22 | EAST 96 STREET | 17 | 41 | DARLENE MEALY | FARKAS, BARRY | 169 | 9.94 | \$ 343.83 | DISCHARGED | COMPLIANCE |
| BK | 827 | HALSEY STREET | 6 | 41 | DARLENE MEALY | HODGE, BRIAN | 207 | 34.50 | \$ 1,248.55 | ACTIVE | |
| BK | 685 | HAWTHORNE STREET | 3 | 41 | DARLENE MEALY | GOANS, VANESSA | 52 | 17.33 | \$ 5,304.93 | DISCHARGED | COMPLIANCE |
| BK | 764 | JEFFERSON AVENUE | 8 | 41 | DARLENE MEALY | FARKAS, BARRY | 75 | 9.38 | \$ 2,680.98 | DISCHARGED | COMPLIANCE |
| BK | 786 | MAC DONOUGH STREET | 3 | 41 | DARLENE MEALY | HUNTER, JAMES | 63 | 21.00 | \$ 1,136.59 | ACTIVE | |
| BK | 872 | MACON STREET | 8 | 41 | DARLENE MEALY | FARKAS, BARRY | 192 | 24.00 | \$ 298.96 | ACTIVE | |
| BK | 719 | MONROE STREET | 3 | 41 | DARLENE MEALY | FORINO, LOU | 42 | 14.00 | \$ 342.20 | ACTIVE | |
| BK | 996 | PUTNAM AVENUE | 6 | 41 | DARLENE MEALY | 996 PUTN, INC | 43 | 7.17 | \$ 1,302.84 | DISCHARGED | COMPLIANCE |
| BK | 186 | ROCKAWAY AVENUE | 3 | 41 | DARLENE MEALY | PREMISES, OWNER OF | 39 | 13.00 | \$ 3,140.79 | ACTIVE | |
| BK | 392 | ROCKAWAY PARKWAY | 4 | 41 | DARLENE MEALY | BEAUMONT, BEAUMONT | 102 | 25.50 | \$ 1,469.94 | ACTIVE | |
| BK | 1297 | ST MARKS AVENUE | 6 | 41 | DARLENE MEALY | ZIMMER, JOESF | 85 | 14.17 | \$ 175.88 | ACTIVE | |
| BK | 126 | TAPSCOTT STREET | 3 | 41 | DARLENE MEALY | BEAUCHAMP, ANA | 30 | 10.00 | \$ 1,962.34 | ACTIVE | |
| BK | 750 | CLEVELAND STREET | 3 | 42 | CHARLES BARRON | PANTON REALTY MGMT | 41 | 13.67 | \$ 6,481.58 | ACTIVE | |
| BK | 604 | GEORGIA AVENUE | 4 | 42 | CHARLES BARRON | BYRD, EDWARD | 50 | 12.50 | \$ 715.37 | ACTIVE | |
| BK | 763 | HENDRIX STREET | 4 | 42 | CHARLES BARRON | RIVERA, GILBERT | 133 | 33.25 | \$ 394.94 | ACTIVE | |

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

| 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 |
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| BK | 425 | JEROME STREET | 4 | 42 | CHARLES BARRON | SODEN, ARTURO | 65 | 16.25 | \$ 317.47 | ACTIVE | |
| BK | 603 | MILLER AVENUE | 4 | 42 | CHARLES BARRON | PATRICK, EUNICE | 95 | 23.75 | \$ 6,109.83 | ACTIVE | |
| BK | 700 | MILLER AVENUE | 6 | 42 | CHARLES BARRON | LUBIN, JEAN | 65 | 10.83 | \$ 2,672.35 | DISCHARGED | COMPLIANCE |
| BK | 563 | NEW LOTS AVENUE | 3 | 42 | CHARLES BARRON | LASKARATOS, KOSTA | 81 | 27.00 | \$ 2,559.43 | ACTIVE | |
| BK | 577 | NEW LOTS AVENUE | 9 | 42 | CHARLES BARRON | PREMIER BUILDING MANAGEMENT CO INC | 115 | 12.78 | \$ 290.76 | ACTIVE | |
| BK | 473 | PENNSYLVANIA AVENUE | 16 | 42 | CHARLES BARRON | FORD, THOMAS | 289 | 18.06 | \$ 439.69 | DISCHARGED | COMPLIANCE |
| BK | 890 | ROCKAWAY AVENUE | 11 | 42 | CHARLES BARRON | ZANDANI, ABDULAH, QADAR | 159 | 14.45 | \$ 3,007.81 | ACTIVE | |
| BK | 578 | WILLIAMS AVENUE | 4 | 42 | CHARLES BARRON | FERNANDEZ, RAFAEL | 53 | 13.25 | \$ 1,794.65 | ACTIVE | |
| BK | 575 | 80 STREET | 9 | 43 | VINCENT J. GENTILE | 575-80 REALTY LLC | 172 | 19.11 | \$ 993.36 | ACTIVE | |
| BK | 369 | 87 STREET | 16 | 43 | VINCENT J. GENTILE | NOTIAS, KALLIOPI | 188 | 11.75 | \$ 2,412.61 | ACTIVE | |
| BK | 271 | BAY RIDGE AVENUE | 6 | 43 | VINCENT J. GENTILE | PATSALIS, HARRY | 56 | 9.33 | \$ 1,293.21 | DISCHARGED | COMPLIANCE |
| BK | 2714 | AVENUE D | 24 | 45 | JUMAANE D. WILLIAMS | ROBERTS, DENYSE | 238 | 9.92 | \$ 911.72 | DISCHARGED | COMPLIANCE |
| BK | 301 | EAST 26 STREET | 4 | 45 | JUMAANE D. WILLIAMS | HAMWAY, ELI | 250 | 62.50 | \$ 2,920.49 | DISCHARGED | COMPLIANCE |
| BK | 325 | EAST 54 STREET | 4 | 45 | JUMAANE D. WILLIAMS | JOSEPH, MICHAEL | 138 | 34.50 | \$ 1,026.87 | ACTIVE | |
| BK | 1798 | WEST 12 STREET | 3 | 47 | DOMENIC RECCHIA | NASEF, SONIA | 30 | 10.00 | \$ 123.39 | DISCHARGED | COMPLIANCE |
| BK | 2766 | WEST 15 STREET | 5 | 47 | DOMENIC RECCHIA | FROHLICH, NEAL | 48 | 9.60 | \$ 348.51 | ACTIVE | |

Building Count: 200

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