



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

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
MN	501 1/2	EAST 83 STREET	11	5	JESSICA LAPPIN	501 1/2 EAST 83 STREET LLC	141	12.82	\$ 19,884.31	ACTIVE	
MN	862	9 AVENUE	8	6	GALE BREWER	PIEDRA, IGNACIO	159	19.88	\$ 10,769.20	ACTIVE	
MN	1627	AMSTERDAM AVENUE	19	7	ROBERT JACKSON	ALMA REALTY CORP	260	13.68	\$ 15,884.38	DISCHARGED	COMPLIANCE
MN	2013	AMSTERDAM AVENUE	23	7	ROBERT JACKSON	NEW CITY MANAGEMENT, LLC	176	7.65	\$ 18,732.41	DISCHARGED	COMPLIANCE
MN	3485	BROADWAY	23	7	ROBERT JACKSON	JLP METRO MANAGEMENT INC	197	8.57	\$ 13,738.95	DISCHARGED	COMPLIANCE
MN	3694	BROADWAY	25	7	ROBERT JACKSON	LANGSAM PROPERTY SERVICES CORP	164	6.56	\$ 24,476.71	DISCHARGED	COMPLIANCE
MN	35	FT WASHINGTON AVENUE	42	7	ROBERT JACKSON	LANGSAM PROPERTY SERVICES CORP	311	7.40	\$ 35,366.78	DISCHARGED	COMPLIANCE
MN	900	RIVERSIDE DRIVE	72	7	ROBERT JACKSON	NOAM CORP.	267	3.71	\$ 61,111.86	DISCHARGED	COMPLIANCE
MN	561	WEST 144 STREET	21	7	ROBERT JACKSON	LANGSAM PROPERTY SERVICES CORP	208	9.90	\$ 22,631.52	DISCHARGED	COMPLIANCE
MN	307	WEST 153 STREET	23	7	ROBERT JACKSON	LINELAND MANAGEMENT	285	12.39	\$ 13,064.17	ACTIVE	
MN	312	PLEASANT AVENUE	3	8	MELISSA M. VIVERITO	BOUDERAU, MARY	26	8.67	\$ 14,282.87	DISCHARGED	COMPLIANCE
MN	87	WEST 119 STREET	10	9	INEZ DICKENS	DITMARS RE COSULTANTS	95	9.50	\$ 20,435.87	ACTIVE	
MN	129	WEST 122 STREET	11	9	INEZ DICKENS	HENRYCO MANAGEMENT	157	14.27	\$ 11,272.36	ACTIVE	
MN	110	WEST 130 STREET	10	9	INEZ DICKENS	LEE, YEN	174	17.40	\$ 12,290.70	DISCHARGED	COMPLIANCE
MN	647	ACADEMY STREET	26	10	YDANIS RODRIGUEZ	647 REALTY CORP	146	5.62	\$ 16,355.47	DISCHARGED	COMPLIANCE
MN	200	AUDUBON AVENUE	34	10	YDANIS RODRIGUEZ	ALMA REALTY CORP	359	10.56	\$ 9,778.34	DISCHARGED	COMPLIANCE
MN	440	AUDUBON AVENUE	68	10	YDANIS RODRIGUEZ	KAUFMAN, MITCHELL	490	7.21	\$ 12,520.31	DISCHARGED	COMPLIANCE
MN	59	AUDUBON AVENUE	10	10	YDANIS RODRIGUEZ	59 AUDUBON AVE LLC	93	9.30	\$ 13,160.98	DISCHARGED	COMPLIANCE
MN	79	AUDUBON AVENUE	24	10	YDANIS RODRIGUEZ	LANGSAM PROPERTY SERVICES CORP	148	6.17	\$ 12,357.81	DISCHARGED	COMPLIANCE
MN	3828	BROADWAY	38	10	YDANIS RODRIGUEZ	MORROBEL, MERFIN	240	6.32	\$ 12,061.26	DISCHARGED	COMPLIANCE
MN	1471	ST NICHOLAS AVENUE	19	10	YDANIS RODRIGUEZ	FIRST ELITE MANAGEMENT CORP	207	10.89	\$ 68,246.31	DISCHARGED	COMPLIANCE
MN	11	VERMILYEA AVENUE	20	10	YDANIS RODRIGUEZ	LANGSAM PROPERTY SERVICES CORP	112	5.60	\$ 18,301.25	DISCHARGED	COMPLIANCE
MN	506	WEST 172 STREET	20	10	YDANIS RODRIGUEZ	LANGSAM PROPERTY SERVICES CORP	109	5.45	\$ 12,354.69	DISCHARGED	COMPLIANCE

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² Paid or unpaid ERP charges accrued within the two years prior to selection.

The "# of B/C Violations", "Ratio of B/C Violations to Units" and "Paid or Unpaid ERP Charges" reflect the information for each building on 01/31/2011.



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BX	309	BEDFORD PARK BOULEVARD	5	11	G. OLIVER KOPPELL	PREMISES, OWNER OF	82	16.40	\$ 11,216.48	ACTIVE	
BX	3047	HULL AVENUE	8	11	G. OLIVER KOPPELL	MOEZINIA, HERTZL	263	32.88	\$ 26,617.46	ACTIVE	
BX	4331	RICHARDSON AVENUE	20	11	G. OLIVER KOPPELL	4331 RICHARDSON REALTY	229	11.45	\$ 32,185.40	DISCHARGED	COMPLIANCE
BX	4459	RICHARDSON AVENUE	5	11	G. OLIVER KOPPELL	ZERENGA, GAETANO	106	21.20	\$ 16,191.73	ACTIVE	
BX	3212	CRUGER AVENUE	27	12	LARRY B. SEABROOK	TOWNHOUSE MANAGEMENT CORP	238	8.81	\$ 10,857.25	DISCHARGED	COMPLIANCE
BX	920	EAST 231 STREET	4	12	LARRY B. SEABROOK	HINES, DAVID	82	20.50	\$ 10,427.78	ACTIVE	
BX	2729	MATTHEWS AVENUE	3	13	JAMES VACCA	AHMED, HALAL	40	13.33	\$ 38,364.96	ACTIVE	
BX	2739	WALLACE AVENUE	4	13	JAMES VACCA	OBIORAH, INNO	37	9.25	\$ 9,527.75	ACTIVE	
BX	2505	AQUEDUCT AVENUE WEST	49	14	FERNANDO CABRERA	GLADDEN, AUDREY	463	9.45	\$ 33,383.36	DISCHARGED	COMPLIANCE
BX	1702	CLAY AVENUE	26	14	FERNANDO CABRERA	1702 LLC	112	4.31	\$ 9,353.89	DISCHARGED	COMPLIANCE
BX	1744	CLAY AVENUE	43	14	FERNANDO CABRERA	RELIANT REALTY SERVICES, INC	462	10.74	\$ 59,817.07	ACTIVE	
BX	2229	CRESTON AVENUE	33	14	FERNANDO CABRERA	GAZIVODA, ANGELA	357	10.82	\$ 21,768.29	ACTIVE	
BX	2241	CRESTON AVENUE	26	14	FERNANDO CABRERA	WINN RESIDENTIAL (NY) LLC	338	13.00	\$ 27,436.37	ACTIVE	
BX	1962	DR M L KING JR BOULEVARD	11	14	FERNANDO CABRERA	MM	145	13.18	\$ 23,597.74	DISCHARGED	COMPLIANCE
BX	347	EAST 173 STREET	21	14	FERNANDO CABRERA	WEISS, BARRY	124	5.90	\$ 10,421.13	DISCHARGED	COMPLIANCE
BX	265	EAST 176 STREET	21	14	FERNANDO CABRERA	ALMA REALTY CORP	205	9.76	\$ 9,022.36	DISCHARGED	COMPLIANCE
BX	2264	GRAND AVENUE	26	14	FERNANDO CABRERA	SKYCMANAGEMENT	120	4.62	\$ 16,834.62	DISCHARGED	COMPLIANCE
BX	3018	HEATH AVENUE	87	14	FERNANDO CABRERA	GLADDEN, AUDREY	517	5.94	\$ 14,954.58	DISCHARGED	COMPLIANCE
BX	2607	JEROME AVENUE	26	14	FERNANDO CABRERA	2607 JEROME N, LLC	123	4.73	\$ 35,342.21	DISCHARGED	COMPLIANCE
BX	2770	KINGSBRIDGE TERRACE	72	14	FERNANDO CABRERA	GLADDEN, AUDREY	484	6.72	\$ 16,796.62	DISCHARGED	COMPLIANCE
BX	2285	SEDGWICK AVENUE	54	14	FERNANDO CABRERA	WILDER REALTY LLC	272	5.04	\$ 67,067.85	DISCHARGED	COMPLIANCE
BX	2500	UNIVERSITY AVENUE	58	14	FERNANDO CABRERA	GLADDEN, AUDREY	388	6.69	\$ 49,619.18	DISCHARGED	COMPLIANCE
BX	2725	WEBB AVENUE	57	14	FERNANDO CABRERA	THE WAVECREST MGMT TEAM LTD	252	4.42	\$ 8,834.58	DISCHARGED	COMPLIANCE

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BX	1771	WEEKS AVENUE	3	14	FERNANDO CABRERA	KANHDYE MANAGEMENT CORP	115	38.33	\$ 13,161.00	ACTIVE	
BX	75	WEST 190 STREET	53	14	FERNANDO CABRERA	GLADDEN, AUDREY	322	6.08	\$ 19,133.67	DISCHARGED	COMPLIANCE
BX	2108	BATHGATE AVENUE	3	15	JOEL RIVERA	OWUSU, BEATRICE	15	5.00	\$ 12,431.06	DISCHARGED	COMPLIANCE
BX	1553	BRYANT AVENUE	62	15	JOEL RIVERA	THE WAVECREST MGMT TEAM	1028	16.58	\$ 76,698.90	ACTIVE	
BX	663	CRESCENT AVENUE	21	15	JOEL RIVERA	FIRST ELITE MANAGEMENT CORP	154	7.33	\$ 28,706.91	DISCHARGED	COMPLIANCE
BX	2390	CRESTON AVENUE	21	15	JOEL RIVERA	AG	195	9.29	\$ 8,787.55	DISCHARGED	COMPLIANCE
BX	2608	CRESTON AVENUE	54	15	JOEL RIVERA	BROWN, IAN	327	6.06	\$ 15,226.46	DISCHARGED	COMPLIANCE
BX	600	EAST 178 STREET	44	15	JOEL RIVERA	PARADISE MANAGEMENT, LLC	289	6.57	\$ 12,129.26	DISCHARGED	COMPLIANCE
BX	689	EAST 187 STREET	7	15	JOEL RIVERA	RABANIPOUR, SOL	64	9.14	\$ 11,052.37	DISCHARGED	COMPLIANCE
BX	805	FAIRMOUNT PLACE	35	15	JOEL RIVERA	EK REALTY, LLC	315	9.00	\$ 9,947.65	DISCHARGED	COMPLIANCE
BX	780	GARDEN STREET	61	15	JOEL RIVERA	TEJANA, ALEVIN	347	5.69	\$ 35,556.74	DISCHARGED	COMPLIANCE
BX	1663	GARFIELD STREET	6	15	JOEL RIVERA	MANGO, ANTHONY	67	11.17	\$ 46,741.40	ACTIVE	
BX	4462	PARK AVENUE	13	15	JOEL RIVERA	PINNOCK, SAMUEL	211	16.23	\$ 17,566.24	ACTIVE	
BX	662	SAGAMORE STREET	3	15	JOEL RIVERA	AGJ REALTY GROUP LLC	115	38.33	\$ 14,715.84	ACTIVE	
BX	1987	SOUTHERN BOULEVARD	4	15	JOEL RIVERA	DELCARMEN, ROSA	33	8.25	\$ 11,535.23	ACTIVE	
BX	1723	TAYLOR AVENUE	7	15	JOEL RIVERA	HERRERA REALTY CORP	94	13.43	\$ 10,496.04	ACTIVE	
BX	2421	WEBSTER AVENUE	104	15	JOEL RIVERA	GLADDEN, AUDREY	346	3.33	\$ 23,010.31	DISCHARGED	COMPLIANCE
BX	1142	COLLEGE AVENUE	30	16	HELEN FOSTER	PEREZ, LUIS	165	5.50	\$ 11,658.02	ACTIVE	
BX	616	EAST 168 STREET	3	16	HELEN FOSTER	CASTRO, LUIS	20	6.67	\$ 9,580.87	ACTIVE	
BX	1176	FOREST AVENUE	8	16	HELEN FOSTER	1176 FOREST REALTY LLC	94	11.75	\$ 16,679.38	DISCHARGED	COMPLIANCE
BX	1645	GRAND AVENUE	46	16	HELEN FOSTER	BERNAT, ITZY	303	6.59	\$ 15,608.36	DISCHARGED	COMPLIANCE
BX	1750	GRAND AVENUE	52	16	HELEN FOSTER	E & M BRONX ASSOCIATES LLC	381	7.33	\$ 12,947.26	DISCHARGED	COMPLIANCE
BX	1136	GRANT AVENUE	6	16	HELEN FOSTER	YHT MANAGEMENT INC	60	10.00	\$ 19,607.32	DISCHARGED	COMPLIANCE

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BX	664	JEFFERSON PLACE	3	16	HELEN FOSTER	LAURI L CROSLY	25	8.33	\$ 25,122.35	ACTIVE	
BX	825	JENNINGS STREET	3	16	HELEN FOSTER	HMJ #2 MANAGEMENT CORP	23	7.67	\$ 11,362.94	DISCHARGED	COMPLIANCE
BX	1165	MORRIS AVENUE	35	16	HELEN FOSTER	1165 MORRIS TOWERS LLC	374	10.69	\$ 9,766.51	DISCHARGED	COMPLIANCE
BX	1242	MORRIS AVENUE	12	16	HELEN FOSTER	RODRIGUEZ, ANGELA	237	19.75	\$ 15,614.13	DISCHARGED	COMPLIANCE
BX	1225	SHERIDAN AVENUE	54	16	HELEN FOSTER	TOWNHOUSE MANAGEMENT CORP	267	4.94	\$ 65,107.13	DISCHARGED	COMPLIANCE
BX	1162	SHERMAN AVENUE	3	16	HELEN FOSTER	JAMES, REED	77	25.67	\$ 13,380.41	ACTIVE	
BX	1065	TELLER AVENUE	3	16	HELEN FOSTER	TAGOE, RAYMOND	85	28.33	\$ 65,665.31	ACTIVE	
BX	873	UNION AVENUE	3	16	HELEN FOSTER	JORDAN, ANESIA	24	8.00	\$ 9,102.63	ACTIVE	
BX	877	UNION AVENUE	3	16	HELEN FOSTER	JORDAN, ANESIA	37	12.33	\$ 12,444.22	ACTIVE	
BX	974	ANDERSON AVENUE	9	17	MARIA DEL CARMEN ARROYO	KAYYALI, MOHAMMED	77	8.56	\$ 11,936.32	ACTIVE	
BX	1460	BRYANT AVENUE	3	17	MARIA DEL CARMEN ARROYO	PRYCE, TREVOR	28	9.33	\$ 11,064.04	DISCHARGED	COMPLIANCE
BX	540	CONCORD AVENUE	33	17	MARIA DEL CARMEN ARROYO	QUITO, ALEJANDRO	227	6.88	\$ 8,386.62	DISCHARGED	COMPLIANCE
BX	351	EAST 163 STREET	44	17	MARIA DEL CARMEN ARROYO	STEIN, MANNY	254	5.77	\$ 18,154.30	DISCHARGED	COMPLIANCE
BX	900	HOE AVENUE	46	17	MARIA DEL CARMEN ARROYO	PARADISE MANAGEMENT, LLC	382	8.30	\$ 23,414.88	DISCHARGED	COMPLIANCE
BX	1055	JEROME AVENUE	63	17	MARIA DEL CARMEN ARROYO	PARADISE MANAGEMENT LLC	479	7.60	\$ 10,533.84	DISCHARGED	COMPLIANCE
BX	916	KELLY STREET	17	17	MARIA DEL CARMEN ARROYO	WINN RESIDENTIAL (NY) LLC	158	9.29	\$ 8,462.48	DISCHARGED	7A ADMIN APPT
BX	919	PROSPECT AVENUE	31	17	MARIA DEL CARMEN ARROYO	HALTON, YONAH	201	6.48	\$ 80,303.40	DISCHARGED	COMPLIANCE
BX	1053	BOYNTON AVENUE	20	18	ANNABEL PALMA	WDJ REALTY IV CORP	110	5.50	\$ 8,766.97	DISCHARGED	COMPLIANCE
BX	1408	BRONX RIVER AVENUE	4	18	ANNABEL PALMA	ENWEREUZOR, CHIKERE	28	7.00	\$ 9,006.92	ACTIVE	
BX	2211	CINCINNATUS AVENUE	5	18	ANNABEL PALMA	MMZ HOLDING INC.	85	17.00	\$ 11,203.83	DISCHARGED	COMPLIANCE
BX	1394	COMMONWEALTH AVENUE	3	18	ANNABEL PALMA	EDMAN, SHELIA	41	13.67	\$ 17,219.25	ACTIVE	
BX	1547	COMMONWEALTH AVENUE	12	18	ANNABEL PALMA	CABAN, JAMES	160	13.33	\$ 18,119.63	ACTIVE	
BX	1334	TAYLOR AVENUE	4	18	ANNABEL PALMA	HALL, DIRK	61	15.25	\$ 21,957.16	ACTIVE	

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BX	1535	TAYLOR AVENUE	41	18	ANNABEL PALMA	NEW YORK CITY MANAGEMENT LLC	260	6.34	\$ 45,935.54	DISCHARGED	COMPLIANCE
QN	156-17	110 AVENUE	3	28	RUBEN WILLS	NELSON, ROSA	44	14.67	\$ 13,756.25	ACTIVE	
QN	109-05	LIVERPOOL STREET	3	28	RUBEN WILLS	VINCENT, JOSEPH	54	18.00	\$ 9,404.45	DISCHARGED	COMPLIANCE
QN	555	FAIRVIEW AVENUE	4	30	ELIZABETH CROWLEY	RAPISARDA, ANTONIO	58	14.50	\$ 32,066.93	ACTIVE	
QN	307	BEACH 70 STREET	4	31	JAMES SANDERS, JR.	BALDEO, ARTHUR	52	13.00	\$ 29,862.13	ACTIVE	
BK	128	PARK PLACE	4	33	STEPHEN LEVIN	BROWAND, NATHANIEL	27	6.75	\$ 8,340.65	DISCHARGED	COMPLIANCE
QN	1821	CORNELIA STREET	6	34	DIANA REYNA	HOROWITZ, HARRY	77	12.83	\$ 17,465.81	ACTIVE	
BK	20	DITMARS STREET	3	34	DIANA REYNA	SANTIAGO, GLADYS	27	9.00	\$ 13,977.09	ACTIVE	
QN	1736	GREENE AVENUE	4	34	DIANA REYNA	HERTLING, JOHN	43	10.75	\$ 19,127.85	DISCHARGED	COMPLIANCE
BK	223	KNICKERBOCKER AVENUE	6	34	DIANA REYNA	SHAMIR, BEN	81	13.50	\$ 11,818.75	DISCHARGED	COMPLIANCE
BK	376	SOUTH 3 STREET	8	34	DIANA REYNA	WILLIAMSBURY GROUP	137	17.13	\$ 19,028.07	DISCHARGED	COMPLIANCE
BK	319	SOUTH 5 STREET	4	34	DIANA REYNA	PFEIFFER, SAMUEL	48	12.00	\$ 14,513.64	DISCHARGED	COMPLIANCE
BK	178	SUYDAM STREET	8	34	DIANA REYNA	SHAMSIEN, EBRAHIM	84	10.50	\$ 19,493.09	DISCHARGED	COMPLIANCE
BK	234	UNION AVENUE	33	34	DIANA REYNA	234 UNI ASSOCIATES LLC	173	5.24	\$ 21,174.91	DISCHARGED	COMPLIANCE
BK	992	WILLOUGHBY AVENUE	8	34	DIANA REYNA	JACKSON, GOURAMETY	109	13.63	\$ 8,965.59	DISCHARGED	COMPLIANCE
QN	10-48	WYCKOFF AVENUE	3	34	DIANA REYNA	DAMES, SCOTT	37	12.33	\$ 11,910.20	ACTIVE	
BK	870	BEDFORD AVENUE	8	35	LETITIA JAMES	BUILDING CARE MANAGEMENT INC	140	17.50	\$ 10,006.64	DISCHARGED	COMPLIANCE
BK	995	BERGEN STREET	3	35	LETITIA JAMES	LEWIS, DEBORAH	27	9.00	\$ 15,093.28	ACTIVE	
BK	816	FRANKLIN AVENUE	34	35	LETITIA JAMES	ZT REALTY LLC	256	7.53	\$ 14,202.05	ACTIVE	
BK	71	GRAND AVENUE	6	35	LETITIA JAMES	WEINBERGER, SAM	67	11.17	\$ 20,751.31	ACTIVE	
BK	146	SKILLMAN STREET	8	35	LETITIA JAMES	FRIEDMAN, DAVID	122	15.25	\$ 9,861.98	DISCHARGED	COMPLIANCE
BK	245	SULLIVAN PLACE	40	35	LETITIA JAMES	CROSSMAN, MARIA	440	11.00	\$ 25,560.60	ACTIVE	
BK	1246	UNION STREET	3	35	LETITIA JAMES	SCHIFF NABCS JMF CORP	119	39.67	\$ 13,118.02	ACTIVE	

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BK	268	ALBANY AVENUE	8	36	VANN ALBERT	CROKER, KIMBERLY	134	16.75	\$ 29,720.49	DISCHARGED	COMPLIANCE
BK	310	CLIFTON PLACE	3	36	VANN ALBERT	STAR HOMES ACQUISITIONS	24	8.00	\$ 14,696.01	ACTIVE	
BK	821	GREENE AVENUE	4	36	VANN ALBERT	631 ASHFORD, CORP	32	8.00	\$ 15,338.73	DISCHARGED	COMPLIANCE
BK	857	GREENE AVENUE	8	36	VANN ALBERT	144 STUYVESANT LLC	178	22.25	\$ 9,640.44	DISCHARGED	COMPLIANCE
BK	874	GREENE AVENUE	8	36	VANN ALBERT	YHT MANAGEMENT INC	92	11.50	\$ 9,753.48	DISCHARGED	COMPLIANCE
BK	144	HALSEY STREET	4	36	VANN ALBERT	JOSEPH, JENNIFER	64	16.00	\$ 17,811.09	DISCHARGED	COMPLIANCE
BK	201	HANCOCK STREET	4	36	VANN ALBERT	FARKAS, BARRY	54	13.50	\$ 11,963.30	ACTIVE	
BK	64	HANCOCK STREET	8	36	VANN ALBERT	TASTE, SHIRLEY	86	10.75	\$ 54,917.25	ACTIVE	
BK	45	KINGSTON AVENUE	6	36	VANN ALBERT	ARTIS, LILLIE	125	20.83	\$ 12,582.71	ACTIVE	
BK	473	KOSCIUSKO STREET	4	36	VANN ALBERT	NOTEMAN, LIMBERT	32	8.00	\$ 13,969.13	ACTIVE	
BK	542	KOSCIUSKO STREET	6	36	VANN ALBERT	SILVERIO, LUZ	56	9.33	\$ 20,909.52	ACTIVE	
BK	717	LEXINGTON AVENUE	3	36	VANN ALBERT	WINSTON MILLER	52	17.33	\$ 13,734.88	ACTIVE	
BK	648	MONROE STREET	3	36	VANN ALBERT	HOWARD, LEROY	57	19.00	\$ 26,248.79	ACTIVE	
BK	125	PULASKI STREET	4	36	VANN ALBERT	WALTER, JAMES	64	16.00	\$ 14,077.04	ACTIVE	
BK	183	PULASKI STREET	4	36	VANN ALBERT	CHEN, AVIRAM	29	7.25	\$ 11,247.17	ACTIVE	
BK	301	QUINCY STREET	8	36	VANN ALBERT	ROSENBERG, ISAAC	65	8.13	\$ 16,025.51	ACTIVE	
BK	14	SPENCER COURT	3	36	VANN ALBERT	JONES, JERMAINE	16	5.33	\$ 20,741.01	ACTIVE	
BK	817	ST JOHNS PLACE	12	36	VANN ALBERT	LEFKOWITZ, LIDA	185	15.42	\$ 33,667.11	ACTIVE	
BK	823	ST JOHNS PLACE	10	36	VANN ALBERT	LEFKOWIETZ, LEO	99	9.90	\$ 20,912.64	DISCHARGED	COMPLIANCE
BK	306	TOMPKINS AVENUE	3	36	VANN ALBERT	GREENBERG MANAGEMENT CORP	52	17.33	\$ 29,638.29	ACTIVE	
BK	467	BELMONT AVENUE	3	37	ERIK MARTIN-DILAN	CHIK, CHRISTINE	29	9.67	\$ 8,594.32	ACTIVE	
BK	440	CLEVELAND STREET	3	37	ERIK MARTIN-DILAN	HAMILTON, HYACINTH	77	25.67	\$ 9,540.16	ACTIVE	
BK	739	DUMONT AVENUE	23	37	ERIK MARTIN-DILAN	739 LLC	148	6.43	\$ 10,373.17	DISCHARGED	COMPLIANCE

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

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	300	GROVE STREET	6	37	ERIK MARTIN-DILAN	QUALITY MANAGEMENT	280	46.67	\$ 46,728.15	ACTIVE	
BK	1014	HALSEY STREET	3	37	ERIK MARTIN-DILAN	COOPER, LOIS	29	9.67	\$ 9,605.48	ACTIVE	
BK	1228	HALSEY STREET	3	37	ERIK MARTIN-DILAN	CRUZ, ARELIS	29	9.67	\$ 8,769.17	ACTIVE	
BK	1328	HALSEY STREET	6	37	ERIK MARTIN-DILAN	HALSEY ESTATE	106	17.67	\$ 11,596.29	ACTIVE	
BK	1354	HANCOCK STREET	6	37	ERIK MARTIN-DILAN	LOPEZ, JOSE	120	20.00	\$ 43,777.49	DISCHARGED	COMPLIANCE
BK	983	HANCOCK STREET	3	37	ERIK MARTIN-DILAN	SEA BREEZE EQUITIES, LLC	68	22.67	\$ 20,091.67	DISCHARGED	COMPLIANCE
BK	1334	HERKIMER STREET	3	37	ERIK MARTIN-DILAN	LOCHAN, NEIL	86	28.67	\$ 10,757.70	ACTIVE	
BK	1414	JEFFERSON AVENUE	3	37	ERIK MARTIN-DILAN	DICKERSON, JAMES	41	13.67	\$ 11,474.07	ACTIVE	
BK	246	LINCOLN AVENUE	10	37	ERIK MARTIN-DILAN	DAFNONAS ESTATES LTD	155	15.50	\$ 51,381.91	DISCHARGED	7A ADMIN APPT
BK	415	LINCOLN AVENUE	30	37	ERIK MARTIN-DILAN	THE WAVECREST MGMT TEAM	421	14.03	\$ 11,141.38	DISCHARGED	COMPLIANCE
BK	2349	PACIFIC STREET	8	37	ERIK MARTIN-DILAN	YANKOWITZ, KATRIEL	72	9.00	\$ 21,445.64	DISCHARGED	COMPLIANCE
BK	2364	PACIFIC STREET	3	37	ERIK MARTIN-DILAN	GRANT, SHERNETTE	57	19.00	\$ 12,403.29	ACTIVE	
BK	1881	PITKIN AVENUE	25	37	ERIK MARTIN-DILAN	FULD, YOEL	226	9.04	\$ 8,554.36	DISCHARGED	COMPLIANCE
BK	57	ROCKAWAY AVENUE	3	37	ERIK MARTIN-DILAN	BILAL, AZIZI	39	13.00	\$ 9,519.93	DISCHARGED	COMPLIANCE
BK	224	SCHAEFER STREET	6	37	ERIK MARTIN-DILAN	JOSEPH, STEPHEN	110	18.33	\$ 13,311.98	ACTIVE	
BK	296	SCHAEFER STREET	6	37	ERIK MARTIN-DILAN	PREMISES, OWNER OF	45	7.50	\$ 17,347.13	ACTIVE	
BK	56	SOMERS STREET	3	37	ERIK MARTIN-DILAN	BURNETT, PAULA	58	19.33	\$ 15,859.67	ACTIVE	
BK	375	SUMPTER STREET	6	37	ERIK MARTIN-DILAN	EUGENE, MARC	90	15.00	\$ 14,241.86	ACTIVE	
BK	1149	SUTTER AVENUE	4	37	ERIK MARTIN-DILAN	WILLIAMS, WILLIE	117	29.25	\$ 32,973.31	ACTIVE	
BK	151	WEIRFIELD STREET	3	37	ERIK MARTIN-DILAN	BAILEY, PERCIVAL	72	24.00	\$ 68,953.64	ACTIVE	
BK	276	WILSON AVENUE	8	37	ERIK MARTIN-DILAN	SKRELJA, FERDO	155	19.38	\$ 11,343.10	DISCHARGED	COMPLIANCE
BK	387	WOODBINE STREET	6	37	ERIK MARTIN-DILAN	GOLDEN KEY MANAGEMENT	43	7.17	\$ 28,179.11	ACTIVE	
BK	113	WYCKOFF AVENUE	6	37	ERIK MARTIN-DILAN	LEE, CHOON HEE	40	6.67	\$ 15,161.57	DISCHARGED	COMPLIANCE

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

Project Name: AEP ROUND 4

Start Date: 01/31/2011

of buildings that did not achieve "substantial compliance" within 12 months: 101

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	555	EAST 5 STREET	20	39	BRAD LANDER	555 EAST 5TH STREET CORP	72	3.60	\$ 10,314.74	DISCHARGED	COMPLIANCE
BK	650	EAST 21 STREET	23	40	MATHIEU EUGENE	HAVOLLI, BURIM	172	7.48	\$ 30,907.76	DISCHARGED	COMPLIANCE
BK	596	EAST 22 STREET	16	40	MATHIEU EUGENE	EAST 22ND STREET TOWERS LLC	125	7.81	\$ 10,259.58	DISCHARGED	COMPLIANCE
BK	209	EAST 34 STREET	70	40	MATHIEU EUGENE	LINDEN HEIGHTS LLC	615	8.79	\$ 8,401.41	DISCHARGED	COMPLIANCE
BK	135	ERASMUS STREET	8	40	MATHIEU EUGENE	382 REALTY LLC	44	5.50	\$ 10,959.02	DISCHARGED	COMPLIANCE
BK	180	LINDEN BOULEVARD	36	40	MATHIEU EUGENE	HOROWITZ, HARRY	144	4.00	\$ 12,669.04	ACTIVE	
BK	362	LINDEN BOULEVARD	42	40	MATHIEU EUGENE	LINDEN HEIGHTS LLC	244	5.81	\$ 18,259.66	DISCHARGED	COMPLIANCE
BK	574	MAPLE STREET	6	40	MATHIEU EUGENE	HUNTE, LYMETTE	140	23.33	\$ 16,250.49	ACTIVE	
BK	1116	NOSTRAND AVENUE	3	40	MATHIEU EUGENE	1116 NOSTRAND AVE LLC	19	6.33	\$ 12,770.56	DISCHARGED	COMPLIANCE
BK	1055	OCEAN AVENUE	20	40	MATHIEU EUGENE	PACIFIC MANAGER CORP	114	5.70	\$ 13,090.13	DISCHARGED	COMPLIANCE
BK	1967	BERGEN STREET	7	41	DARLENE MEALY	ZINGER, JOEL	144	20.57	\$ 12,062.00	DISCHARGED	COMPLIANCE
BK	355	CHAUNCEY STREET	6	41	DARLENE MEALY	MIESLES, MIER	203	33.83	\$ 19,857.69	ACTIVE	
BK	16	GUNTHER PLACE	3	41	DARLENE MEALY	PRYCE INT'L	69	23.00	\$ 12,054.50	ACTIVE	
BK	716	JEFFERSON AVENUE	21	41	DARLENE MEALY	ALL YEAR MANAGEMENT	176	8.38	\$ 11,464.07	DISCHARGED	COMPLIANCE
BK	663	MAC DONOUGH STREET	3	41	DARLENE MEALY	CUNNINGHAM JR, JOHN	101	33.67	\$ 20,770.91	ACTIVE	
BK	832	MADISON STREET	3	41	DARLENE MEALY	GRAY, KAREN	81	27.00	\$ 16,464.04	ACTIVE	
BK	1625	PARK PLACE	23	41	DARLENE MEALY	PARK PALECE LLC	123	5.35	\$ 11,918.64	DISCHARGED	COMPLIANCE
BK	59	RALPH AVENUE	3	41	DARLENE MEALY	KNIGHTS, RYAN	21	7.00	\$ 8,844.74	ACTIVE	
BK	94	RALPH AVENUE	7	41	DARLENE MEALY	TJAM REALTY LLC	61	8.71	\$ 14,231.44	ACTIVE	
BK	155	ROCKAWAY PARKWAY	6	41	DARLENE MEALY	SINGER, TED	69	11.50	\$ 13,936.84	DISCHARGED	COMPLIANCE
BK	20	ROOSEVELT PLACE	3	41	DARLENE MEALY	KING, BETTIE	63	21.00	\$ 17,078.75	ACTIVE	
BK	1631	ST MARKS AVENUE	8	41	DARLENE MEALY	COLLINS, DEVON	123	15.38	\$ 8,965.91	DISCHARGED	COMPLIANCE
BK	450	VAN BUREN STREET	4	41	DARLENE MEALY	WEST-HARRISON, ICILDA	67	16.75	\$ 13,348.01	ACTIVE	

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Alternative Enforcement Program
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Project Name: AEP ROUND 4

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of buildings that did not achieve "substantial compliance" within 12 months: 101

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	Paid or Unpaid ERP Charges ²	Building Status	Building Status Reason
BK	1029	BELMONT AVENUE	4	42	CHARLES BARRON	MCKAY, MICHAEL	112	28.00	\$ 39,344.23	ACTIVE	
BK	1134	BLAKE AVENUE	4	42	CHARLES BARRON	WILLIAMS, SYLVIA	86	21.50	\$ 13,302.45	ACTIVE	
BK	413	EAST 98 STREET	35	42	CHARLES BARRON	WEINBERGER, YECHIEL	187	5.34	\$ 10,906.82	DISCHARGED	COMPLIANCE
BK	425	MONTAUK AVENUE	9	42	CHARLES BARRON	BPC MANAGEMENT CORP	120	13.33	\$ 34,480.87	ACTIVE	
BK	479	PENNSYLVANIA AVENUE	16	42	CHARLES BARRON	FORD, THOMAS	319	19.94	\$ 15,522.10	DISCHARGED	COMPLIANCE
BK	534	PENNSYLVANIA AVENUE	32	42	CHARLES BARRON	UP REALTY LLC	255	7.97	\$ 11,800.93	ACTIVE	
BK	595	PINE STREET	3	42	CHARLES BARRON	ANTOINE, ROBERT	51	17.00	\$ 10,604.73	ACTIVE	
BK	2323	STRAUSS STREET	4	42	CHARLES BARRON	DANIEL, ANDREW	52	13.00	\$ 16,052.91	ACTIVE	
BK	642	VERMONT STREET	6	42	CHARLES BARRON	PAKNIA, BENJAMIN	73	12.17	\$ 14,469.59	DISCHARGED	COMPLIANCE
BK	566	WILLIAMS AVENUE	4	42	CHARLES BARRON	FEROZ, SAL	30	7.50	\$ 15,356.74	ACTIVE	
BK	576	WILLIAMS AVENUE	4	42	CHARLES BARRON	FERNANDEZ, ESTEBAW	52	13.00	\$ 21,455.86	ACTIVE	
BK	1836	81 STREET	6	43	VINCENT J. GENTILE	TRUPIA, GIOVANNI	35	5.83	\$ 10,873.84	ACTIVE	
BK	1515	MC DONALD AVENUE	4	44	DAVID G. GREENFIELD	MILNER, MORTIMER	76	19.00	\$ 8,752.26	ACTIVE	
BK	3502	CHURCH AVENUE	7	45	JUMAANE D. WILLIAMS	JEAN FRANCOIS, JEAN SANTHONAX	62	8.86	\$ 27,109.59	ACTIVE	
BK	329	EAST 34 STREET	6	45	JUMAANE D. WILLIAMS	ARYEH, JOSEPH	283	47.17	\$ 17,638.63	DISCHARGED	COMPLIANCE
SI	20	LAMBERT STREET	16	49	DEBORAH ROSE	KODRAJ, SHKURTE	139	8.69	\$ 8,337.29	DISCHARGED	COMPLIANCE

Building Count: 200

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