



**Progress of Peoples  
Management Corp.**  
Affiliate of Catholic Charities, Brooklyn

191 Joralemon Street  
Brooklyn, NY 11201

T 718 722 6000  
F 718 722 6134

Howard Beach Senior Apartments  
155-55 Crossbay Blvd.  
Howard Beach, NY 11414  
C/O Pop Management Corp.  
191 Joralemon Street, 8<sup>th</sup> Floor  
Brooklyn, NY 11201  
DOB JOB # 421619252



To Whom It May Concern,

We acknowledge that this building has 96 total apartments; 95 of which are rent stabilized.

We further acknowledge that none of the apartments were affected during the "OT Dunnage" installation as there was no loss to building AC/Heat during and following installation.

Sincerely,

**Stanley Celius**  
Senior Vice President  
[Stanley.Celius@ccbq.org](mailto:Stanley.Celius@ccbq.org)  
(718) 722-6000

ANDREA GUZMAN  
NOTARY PUBLIC, STATE OF NEW YORK  
Registration No. 01GU6403049  
Qualified in Kings County  
Commission Expires January 13, 2024

*Andrea Guzman*  
*9/9/2020*

**Agent for:**

**Single Room Occupancy**

Mercy Gardens SRO  
Most Holy Trinity SRO  
Our Lady of Good Counsel SRO  
St. Joseph's SRO

**Family Housing**

72 Lewis Ave Apts. HDFC  
52 Wilson LP  
918 Kent Ave LP  
101-105 South 8<sup>th</sup> St Apts. HDFC  
176 South 8<sup>th</sup> St Apts. HDFC

**Senior Housing**

Howard Beach Apts.  
Msgr. Burke Apts.  
Sr. Lucian Apts.  
Bishop Boardman Apts.  
Msgr. John O'Brien Apts.  
St. Brendan's House  
Bishop Mugavero Apts.  
Msgr. Mullaney Apts.  
Catherine Sheridan House  
Msgr. Campbell Apts.  
David Minkin Apts.  
Pierrepont House for the Elderly  
Fr. Richard Reder Apts.  
St Pius V Apts.  
South 8<sup>th</sup> Street Apts.  
Holy Spirit Apts.  
Pope John Paul II Apts.  
Mary Star of the Sea Apts.  
Rosary House



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 430850  
155-55 CROSSBAY BLVD  
HOWARD BEACH, NY 11414

Information on this report is as of June 03, 2020

The attached Registration Rent Roll report shows information on file with the NYS Division of Housing and Community Renewal (DHCR) for the above referenced building and has had its Certification of Copy of Record electronically signed by a certifying officer on all pages. The DHCR considers the entire report as having certified status.

This report was printed via the DHCR website by an owner/agent who was assigned a secure login by DHCR. The owner/agent has the ability to print the report but cannot modify the data within the report.

The apartment status section of the report indicates the reported nature of the occupancy of the apartment. The following designations are used:

RS = Rent Stabilized      RC = Rent Controlled      RS-V = Vacant  
VD = Vacancy Deccontrolled      FE = Permanently Exempt      RS-TE = Temporarily Exempt

A "W" appended to the end of the rent amount indicates that the rent amount is paid weekly instead of monthly. An "\*" prefixing the apartment number indicates that an amendment to the annual apartment registration filed by the owner has been recorded.

The filing date is the date when the registration for the apartment was received by DHCR. A "NC" in this column indicates that the filing date was not recorded on the computer file.

ADVISORY NOTE: This document merely reports the statements made by the owner in the registration(s) filed by such owner and does not reflect changes in rent occurring after April 1 of each year. DHCR does not attest to the truthfulness of the owner's statements or the legality of the rents reported in this document. Furthermore, this document does not necessarily reflect modifications to the lawful rent or other registration information as a result of orders issued by DHCR, or a finding that a registration has not been filed.

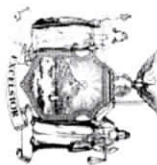
DATE 06/04/2020

*Sheila Clifton*  
CERTIFYING OFFICER - SHEILA CLIFTON

PAGE 1 OF 5

Print Location: DHCR website





New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 430850  
155-55 CROSSBAY BLVD  
HOWARD BEACH, NY 11414

Information on this report is as of June 03, 2020

| Apartment Number | Apt Status | Legal Reg Rent | Preferential Rent | Actual Rent Paid | Filing Date | Tenant Name        | Lease Began | Lease Ends |
|------------------|------------|----------------|-------------------|------------------|-------------|--------------------|-------------|------------|
| 101              | RS         | 832.00         |                   |                  | 07/31/19    | LORRAINE NEMOGA    | 01/01/14    | 12/31/28   |
| 102              | RS         | 832.00         |                   |                  | 07/31/19    | KEVIN LOVE         | 01/01/14    | 12/31/28   |
| 103              | RS         | 832.00         |                   |                  | 07/31/19    | IOLA E. TANNENBAUM | 01/01/14    | 12/31/28   |
| 104              | RS         | 1009.00        |                   |                  | 07/31/19    | IRENE ZAMBA        | 01/01/14    | 12/31/28   |
| 105              | RS         | 1009.00        |                   |                  | 07/31/19    | CARMELLA CHIARELLA | 01/01/14    | 12/31/28   |
| 106              | RS         | 1009.00        |                   |                  | 07/31/19    | RICHARD WOJTKO     | 01/01/14    | 12/31/28   |
| 107              | RS         | 1009.00        |                   |                  | 07/31/19    | WALTER BANNON      | 01/01/14    | 12/31/28   |
| 108              | RS         | 832.00         |                   |                  | 07/31/19    | NEAL CICCOSILLO    | 01/01/14    | 12/31/28   |
| 109              | RS         | 1009.00        |                   |                  | 07/31/19    | MARYANN MURPHY     | 01/01/14    | 12/31/28   |
| 110              | RS         | 1009.00        |                   |                  | 07/31/19    | LAWRENCE WEISS     | 01/01/14    | 12/31/28   |
| 111              | RS         | 1009.00        |                   |                  | 07/31/19    | DAVID A. SEMES     | 01/01/14    | 12/31/28   |
| 112              | RS         | 1009.00        |                   |                  | 07/31/19    | JUAN ROSARIO       | 01/01/14    | 12/31/28   |
| 121              | RS         | 1180.00        |                   | 152.00           | 07/31/19    | DANIEL TEJADA      | 10/01/17    | 09/30/19   |
| 122              | RS         | 1180.00        |                   | 385.00           | 07/31/19    | ROCHESTER SIMMS    | 11/01/17    | 10/31/20   |
| 201              | RS         | 1102.00        |                   | 220.00           | 07/31/19    | FRANCISCO HERRERA  | 09/01/17    | 08/31/20   |
| 202              | RS-V       | 810.15         |                   |                  | 07/31/19    | VACANT             |             |            |
| 203              | RS         | 794.40         |                   |                  | 07/31/19    | MARIE CORDA        | 04/01/18    | 03/31/20   |
| 204              | RS         | 863.58         |                   | 823.49           | 07/31/19    | MARGUERITE MINORE  | 12/01/18    | 11/30/19   |
| 205              | RS         | 863.58         |                   |                  | 07/31/19    | MARIA SOTO         | 12/01/18    | 11/30/19   |
| 206              | RS         | 863.58         |                   | 840.32           | 07/31/19    | ANGELA CARROLL     | 10/01/18    | 09/30/20   |
| 207              | RS         | 1180.00        |                   | 176.00           | 07/31/19    | JULIA ORTIZ        | 12/01/18    | 11/30/19   |
| 208              | RS         | 816.25         |                   |                  | 07/31/19    | GLADYS DEJESUS     | 12/01/18    | 11/30/20   |
| 209              | RS         | 872.09         |                   | 840.32           | 07/31/19    | JOSEPH SCHMEID     | 11/01/17    | 10/31/20   |
| 210              | RS         | 1091.00        |                   | 194.00           | 07/31/19    | NITA MORAN         | 10/01/16    | 10/31/20   |
| 211              | RS         | 1091.00        |                   | 197.00           | 07/31/19    | ARNOLD BURNS       | 12/01/17    | 11/30/20   |
| 212              | RS         | 1022.63        |                   |                  | 07/31/19    | SYLVIA VEZZUTO     | 11/01/17    | 10/31/19   |
| 213              | RS         | 1020.00        |                   |                  | 07/31/19    | ESTRELLA VASQUEZ   | 05/01/18    | 04/30/20   |
| 214              | RS         | 966.37         | 917.33            |                  | 07/31/19    | KAREN E. SMITH     |             |            |

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2019 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

06/04/2020

DATE

*Sheila Clifton*

CERTIFYING OFFICER - SHEILA CLIFTON

PAGE 2 OF 5

Print Location: DHCR website



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 430850  
155-55 CROSSBAY BLVD  
HOWARD BEACH, NY 11414

Information on this report is as of June 03, 2020

| Apartment Number | Apt Status | Legal Reg Rent | Preferential Rent | Actual Rent Paid | Filing Date | Tenant Name         | Lease Began | Lease Ends |
|------------------|------------|----------------|-------------------|------------------|-------------|---------------------|-------------|------------|
| 215              | RS         | 1180.00        |                   | 251.00           | 07/31/19    | JOSEPH OSSEKOP      | 12/01/17    | 11/30/19   |
| 216              | RS         | 1074.25        |                   |                  | 07/31/19    | ROSES BROWN         | 12/01/18    | 11/30/20   |
| 217              | RS         | 1048.05        |                   |                  | 07/31/19    | HENRYK SIENKIEWICZ  | 07/01/17    | 06/30/19   |
| 218              | RS         | 1107.36        | 1091.00           | 194.00           | 07/31/19    | GIUSEPPA CAMPO      | 02/01/19    | 01/31/20   |
| 219              | RS         | 802.25         |                   | 773.00           | 07/31/19    | SHEILA DOLENGENWICZ | 01/01/19    | 12/31/19   |
| 220              | RS         | 794.40         |                   |                  | 07/31/19    | CARMEN REYES        | 11/01/18    | 10/31/19   |
| 221              | RS         | 1180.00        |                   | 317.00           | 07/31/19    | BOK PARK            | 06/01/18    | 05/31/21   |
| 222              | RS         | 863.58         |                   |                  | 07/31/19    | BARBARA PARHAM      | 12/01/18    | 11/30/19   |
| 223              | RS         | 1038.68        |                   |                  | 07/31/19    | RUTH FERNANDEZ      |             |            |
| 224              | RS         | 1055.94        |                   |                  | 07/31/19    | DOMINIC CARDOSANTO  | 12/01/18    | 11/30/19   |
| 225              | RS         | 1060.50        | 922.25            |                  | 07/31/19    | DOMINGO SANTIAGO    | 07/12/16    | 07/31/19   |
| 226              | RS         | 1037.97        |                   | 1000.00          | 07/31/19    | PATRICIA DWYER      | 01/01/19    | 12/31/19   |
| 227              | RS         | 1180.00        |                   | 447.00           | 07/31/19    | MARGOT DIAZ         | 11/01/17    | 10/31/19   |
| 301              | RS         | 1091.00        |                   | 192.00           | 07/31/19    | THOMAS KING         | 10/01/17    | 09/30/20   |
| 302              | RS         | 804.19         |                   |                  | 07/31/19    | AMY LAWSON          | 07/01/17    | 06/30/19   |
| 303              | RS         | 802.34         |                   |                  | 07/31/19    | GEORGE BOUDERAU     | 12/01/18    | 11/30/19   |
| 304              | RS         | 1037.96        |                   |                  | 07/31/19    | YVONNE GILLESPIE    | 01/01/19    | 12/31/19   |
| 305              | RS         | 871.98         |                   |                  | 07/31/19    | SULEIMA HERNANDEZ   | 12/01/17    | 11/30/19   |
| 306              | RS         | 857.13         |                   |                  | 07/31/19    | JUDY GERENA         | 12/01/17    | 11/30/19   |
| 307              | RS         | 1168.00        |                   | 919.00           | 07/31/19    | JOSEPH REA          |             |            |
| 308              | RS         | 947.64         | 947.00            |                  | 07/31/19    | JOHN RUSSO          | 03/13/19    | 03/31/20   |
| 309              | RS         | 1037.96        |                   |                  | 07/31/19    | WLIMA WILLETT       | 12/01/18    | 11/30/19   |
| 310              | RS         | 1080.00        |                   | 191.00           | 07/31/19    | ALICE MORAN         | 09/01/16    | 08/31/20   |
| 311              | RS         | 1049.80        |                   | 327.00           | 07/31/19    | HILDA RODRIGUEZ     | 11/01/17    | 10/31/19   |
| 312              | RS         | 1048.05        |                   |                  | 07/31/19    | VICTOR SANCHEZ      | 01/01/18    | 12/31/19   |
| 313              | RS         | 871.98         |                   |                  | 07/31/19    | JULIAN BOCCIO       | 12/01/17    | 11/30/20   |
| 314              | RS         | 865.57         |                   |                  | 07/31/19    | JOLANTA MICHALSKA   | 01/01/19    | 12/31/19   |
| 315              | RS         | 1209.50        |                   |                  | 07/31/19    | ANTHONY CELIBERTI   | 10/01/18    | 09/30/20   |

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2019 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

06/04/2020

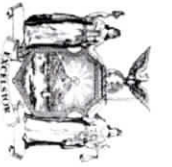
*Sheila Clifton*

DATE

CERTIFYING OFFICER - SHEILA CLIFTON

PAGE 3 OF 5

Print Location: DHCR website



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 430850  
155-55 CROSSBAY BLVD  
HOWARD BEACH, NY 11414

Information on this report is as of June 03, 2020

| Apartment Number | Apt Status | Legal Reg Rent | Preferential Rent | Actual Rent Paid | Filing Date | Tenant Name         | Lease Began | Lease Ends |
|------------------|------------|----------------|-------------------|------------------|-------------|---------------------|-------------|------------|
| 316              | RS         | 1022.63        |                   |                  | 07/31/19    | ANNE FOUNTAIN       |             |            |
| 317              | RS         | 1030.20        |                   | 1010.00          | 07/31/19    | JANUSZ KOWALCZYK    | 07/01/17    | 06/30/19   |
| 318              | RS         | 1091.00        |                   | 338.00           | 07/31/19    | JOSEPH CATAPANO     | 07/01/17    | 06/30/20   |
| 319              | RS         | 912.25         |                   |                  | 07/31/19    | ROBERT C. BLANCHARD | 02/01/19    | 01/31/21   |
| 320              | RS         | 773.00         |                   | 193.00           | 07/31/19    | ANNA PELUSO         |             |            |
| 321              | RS         | 1180.00        |                   | 302.00           | 07/31/19    | VALERIE PLOTKIN     |             |            |
| 322              | RS-V       | 850.82         |                   |                  | 07/31/19    | VACANT              |             |            |
| 323              | RS         | 871.98         |                   |                  | 07/31/19    | WILLIAM CEDENO      | 12/01/17    | 11/30/19   |
| 324              | RS         | 1022.63        |                   |                  | 07/31/19    | ANA LEBRON          |             |            |
| 325              | RS         | 1022.63        |                   | 984.66           | 07/31/19    | PATRICIA ALBERTINI  |             |            |
| 326              | RS         | 1048.05        |                   | 1000.00          | 07/31/19    | ALLEN ROTHSTEIN     |             |            |
| 327              | RS         | 1196.00        |                   | 393.00           | 07/31/19    | MARIA A. HERNANDEZ  | 11/01/17    | 10/31/20   |
| 401              | RS         | 1091.00        |                   | 268.00           | 07/31/19    | ANN TADDEO          | 09/01/17    | 08/31/20   |
| 402              | RS         | 794.40         |                   | 784.74           | 07/31/19    | ANGEL SOTO          | 04/01/18    | 03/31/20   |
| 403              | RS         | 810.15         |                   | 752.75           | 07/31/19    | JAY PALMER          | 12/01/16    | 11/30/20   |
| 404              | RS         | 1030.20        |                   |                  | 07/31/19    | VELMA RIVERA        |             |            |
| 405              | RS         | 871.98         |                   | 810.20           | 07/31/19    | URSULA LOBUTTO      |             |            |
| 406              | RS         | 844.48         |                   |                  | 07/31/19    | JEANETTE HAYNES     | 10/01/17    | 09/30/19   |
| 407              | RS         | 1180.00        |                   | 455.00           | 07/31/19    | BERNADETTE M. COYLE | 09/15/17    | 09/30/20   |
| 408              | RS         | 810.15         |                   |                  | 07/31/19    | JOSEPHINE CIRULNICK |             |            |
| 409              | RS         | 865.57         |                   |                  | 07/31/19    | NICK GREGORIO       | 12/01/17    | 11/30/19   |
| 410              | RS         | 1091.00        |                   | 192.00           | 07/31/19    | BARBARA PASISZ      | 12/01/17    | 11/30/19   |
| 411              | RS         | 1091.00        |                   | 197.00           | 07/31/19    | ANA GONZALEZ        | 11/01/17    | 10/31/19   |
| 412              | RS         | 1030.20        |                   |                  | 07/31/19    | MARGARET CARDONE    | 12/01/17    | 11/30/19   |
| 413              | RS         | 1020.00        |                   |                  | 07/31/19    | JAMES WOLFE         | 03/01/18    | 02/20/20   |
| 414              | RS         | 1030.00        |                   |                  | 07/31/19    | JUANITA LOPEZ       | 11/13/18    | 11/30/19   |
| 415              | RS         | 1180.00        |                   | 289.00           | 07/31/19    | BRIAN KWON          | 09/01/17    | 08/31/20   |
| 416              | RS         | 1037.97        |                   | 999.77           | 07/31/19    | FRANCES RAMIREZ     | 12/01/17    | 11/30/19   |

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2019 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

06/04/2020

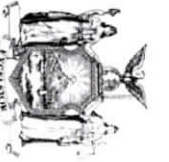
*Sheila Clifton*

DATE

CERTIFYING OFFICER - SHEILA CLIFTON

PAGE 4 OF 5

Print Location: DHCR website



New York State Division of Housing and Community Renewal  
Office of Rent Administration

2019 Registration Rent Roll Report Effective 04/01/2019 for  
Registration Id Number: 430850  
155-55 CROSSBAY BLVD  
HOWARD BEACH, NY 11414

Information on this report is as of June 03, 2020

| Apartment Number | Apt Status | Legal Reg Rent | Preferential Rent | Actual Rent Paid | Filing Date | Tenant Name       | Lease Began | Lease Ends |
|------------------|------------|----------------|-------------------|------------------|-------------|-------------------|-------------|------------|
| 417              | RS         | 1040.34        |                   |                  | 07/31/19    | GLADYS HUERTAS    |             |            |
| 418              | RS         | 1091.00        |                   | 636.00           | 07/31/19    | PEARL M. GRIBBIN  | 09/03/17    | 08/31/20   |
| 419              | RS         | 796.34         |                   |                  | 07/31/19    | EILEEN GREENHOLTZ |             |            |
| 420              | RS-V       | 790.49         |                   |                  | 07/31/19    | VACANT            |             |            |
| 421              | RS         | 1180.00        |                   | 383.00           | 07/31/19    | ANGELA SINGH      | 11/01/16    | 10/31/20   |
| 422              | RS         | 850.82         |                   | 829.90           | 07/31/19    | LOUISE DONOFRIO   | 12/01/17    | 11/30/19   |
| 423              | RS         | 850.82         |                   | 819.05           | 07/31/19    | ELVA ZEVALLOS     |             |            |
| 424              | RS         | 1022.63        |                   | 984.66           | 07/31/19    | MARY ANN ALESSI   |             |            |
| 425              | RS         | 1021.50        |                   | 1000.00          | 07/31/19    | MICHAEL NUNZIATO  | 06/01/18    | 05/31/20   |
| 426              | RS         | 1048.05        |                   |                  | 07/31/19    | ROBERT ROLAND     |             |            |
| 427              | RS         | 1037.97        |                   |                  | 07/31/19    | MARGARITA PEREZ   |             |            |

Certification of Copy of Record

I am an employee of the New York State Division of Housing and Community Renewal (DHCR) and I am duly authorized by DHCR to make this certification. I certify that the foregoing is a true copy of the owner's statements made in such owner's 2019 registration(s) on file with DHCR, as recorded and maintained in the computer records of DHCR, with the exception that certain information contained in such registrations(s) may have been modified by DHCR for identification purposes only.

06/04/2020

DATE

*Sheila Clifton*

CERTIFYING OFFICER - SHEILA CLIFTON

PAGE 5 OF 5

Print Location: DHCR website