

Transforming Violation Management for a 4,000-Unit Affordable Housing Portfolio

How Faria Management leveraged [infractions.ai](https://www.infractions.ai) to centralize compliance tracking, dismiss DOB infractions, and modernize field operations across 10+ communities.

\$42,980

Fines Avoided

75%+

Time Savings

100%

Risk Visibility

1,150+

Violations Tracked

BACKGROUND

Faria Management is the property management division of Dumas Collective®, operating nearly 4,000 units of luxury affordable housing across Washington DC, Maryland, and New York City. The portfolio spans 10+ communities including senior living, LIHTC, permanent supportive, and workforce housing.

THE CHALLENGE

- No centralized system across jurisdictions
- Manual, spreadsheet-based violation tracking
- Escalating fines—one property had \$210K assessed
- Disconnected work order ID-to-remediation workflows
- Staff turnover causing knowledge loss

WHAT INFRACTIONS.AI DELIVERED

Real-Time Monitoring

Automated tracking of all DOB complaints, inspections, violations, and fines in one dashboard.

Early Warning Alerts

Proactive notifications tied to infraction timelines, before deadlines become penalties.

Yardi Integration

API connectivity with existing PM software to auto-generate work orders.

Case Management

Violations organized by location, severity, and action with linked digital work orders.

Evidence Submission

Direct submission of proof of abatement and documentation to DOB agencies.

Regulatory Intelligence

Built by the former Director of DC's Dept. of Buildings—insider knowledge of agency processes.

REAL-WORLD IMPACT

Fire Alarm Signage — Full Dismissal

A \$1,218 DOB fine for alleged failure to maintain fire alarm signage. Team compiled timeline, coordinated documents, and submitted evidence. Result: Full dismissal.

Rodent Infestation — Partial Abatement

\$2,948 in fines for a single unit. Platform identified violations, collated work orders and photo evidence. Result: Partial abatement and dismissal.

“Partnering with [Infractions.ai](https://www.infractions.ai) gave us a single, centralized portal where we could see every violation across our portfolio. Instead of our Director of Field Operations spending days compiling spreadsheets, we had real-time visibility and could deploy maintenance teams immediately.”

— Buwa Binite, CEO, Faria Management / Dumas Collective®

Request a Demo

www.infractions.ai