Analysis

Breevort Houses does not appear to be in compliance with paragraph 45 of the HUD agreement. According to Tyreek Penn, Supervisor of Caretakers, grounds are inspected for trash and pest issues 1-2 times daily. He states that there is sufficient manpower to correct most observed deficiencies. There is little to no trash or debris on the grounds of the development. Caretakers remove litter from around the premises 3-4 times daily and pick up trash 1-2 times daily. They collect trash to bring to the exterior compactor and EZ Pack between 10am and end collection before 4pm. Caretakers collect less than 100 compactor bags and remove over 8 EZ pack containers daily.

However, trash at Breevort is not stored in a way that prevents pest access. Residents use a shoot system to discard household trash. Residents also place trash in front of buildings, but with no bins. There are no drop-off sites for tenants. There are 26 interior compactor rooms. Two are inaccessible due to pests: the rooms at 291 and 300 Bainbridge Street. There are two exterior compactors for Breevort, one of which has a hole that needs welding. Tyreek Sims stated that his team is planning on hiring a contractor to solve the issue. They are also posting notices and hosting meetings with residents to educate them about proper trash disposal. Exterminators are called to tackle pest infestation within the development. Sims explains that residents not cooperating, the homeless, and broken lobby doors are obstacles that keep caretakers from keeping Breevort trash-free. External sources of trash include construction debris, food, furniture, and flyers.

Bulk collection by DSNY is done on Tuesdays and Thursdays. The development is given 5-6 bulk tickets monthly. Bulk trash sits in the same yard as the exterior compactor. According to Mr. Penn, his staff is not able to remove the refuse from the premises due to the lack of pickup by DSNY.