Analysis

Ingersoll Houses appears to be in compliance with paragraph 45 of the HUD agreement, according to a Compliance Interview conducted on October 1st, 2019. The Supervisor of Grounds, Dennis Peterson, stated that there was sufficient manpower to correct some observed deficiencies. He monitors the work of his staff and explains that they are capable of completing their allotted tasks in one day. Caretakers conduct buildings and grounds inspections for pest and trash issues, and remove litter around the premises 1-2 times daily.

Tenants are asked to leave trash bins at one of 45 drop-off sites throughout the development, usually located in front of each building. Caretakers collect household trash from the drop-off sites 1-2 times daily and place it in one of three exterior compactors located within the development. Trash collection begins around 8am-10am and ends after 5pm. About 100-200 compactor bags are collected each day and the trash is stored in a way that prevents pest access. While Mr. Peterson states that Ingersoll caretakers are able to complete their tasks, he also points out that there have been less caretakers at the site due to the Alternate Work Schedule. This may become an issue if the bobcat exterior compactor breaks down. The main external source of trash is the excess from bulk waste, according to Mr. Peterson.

Mr. Peterson explains that bulk trash is hard to handle at this site. Bulk trash at Ingersoll sits in the same yard as the exterior compactors. The site has one bulk container. DSNY collects bulk trash 1-2 times weekly on Tuesdays and Fridays. 7-8 bulk tickets are granted to Ingersoll a month. However, lots of recent move-outs has ballooned the amount of bulk trash the development has. There are some secure storage spaces, but not enough for the volume of waste. There is also a pest problem which is being

In a May 27th, 2020 report, the Monitor Cleanliness team gave Ingersoll Houses a B+.