**Bronx River Analysis:**

In the Summer of 2020, the Property Manager, Sunny Vellavallil, reported that the Bronx River consolidation does not have enough staff to correct observed deficiencies, and that caretakers cannot usually complete all of their tasks in a day. The staff begins collecting trash at 6:00 AM and ends at 6:00 PM daily.

During a site visit on Tuesday, Nov. 17, Bronx River staff stated that DSNY comes when the consolidation reports that exterior compactors are full. The consolidation also stated that it received eight bulk tickets a month for the removal of bulk waste.  Bulk trash sits in a yard with an exterior container before being picked up by the vendor.  In terms of storage, residents of this consolidation have access to trash chutes, and are also permitted to drop their trash at other sites around the premises for collection. Staff reported that roughly half of trash is disposed of through each of these channels.

In the summer survey, Mr. Vellavallil stated that the consolidation did have a pest problem, but that an exterminator is treating the problem. However, the problem had not been remedied as of the November site visit: staff spoke of a severe, ongoing rodent problem, attributable in part to difficulty disposing of organic waste such as leaf litter.

Staff also raised numerous other issues related to waste management, as follows:

\begin{itemize}

\item Difficulty obtaining help with lawn debris, including fallen trees and leaves

\item Some illegal dumping by nearby businesses

1. **Additional Context**

In a June 24, 2020 report, the Monitor Cleanliness Team gave Bronx Houses a C+/D- rating.  Bronx River Addition and Boynton Avenue Rehab have not been graded at this time.