**Borinquen Plaza Consolidation Analysis:**

1. **Inspection and Collection Requirements**

The consolidation appeared to be in compliance with the inspection and collection requirements of Paragraph 45 of the HUD agreement. Compliance could not conduct a site visit during the 2019-2020 period; however, in a phone interview conducted in the summer of 2020, the consolidation reported the following conditions.)

The Supervising Housing Groundskeeper, Daryl Robbinson, reported that Borinquen Plaza does not have enough staff to correct observed deficiencies, but caretakers can usually complete all of their tasks in a day. NYCHA caretakers pick up trash inside the buildings one to two times a day, including weekends. NYCHA caretakers also conduct ground inspections and pick up litter one to two times a day, including weekends. Staff begins collecting trash at 8:00 AM and ends at 4:00 PM daily.

1. **Removal or Storage Requirement**

The consolidation appeared to be in compliance with the removal or storage requirement of Paragraph 45 of the HUD Agreement because it has containers in the form of exterior compactors to store waste in a manner that prevents pests on the days DSNY does not come to pick up waste. Based on the same summer of 2020 survey, the consolidation reported the following conditions.

Borinquen Plaza reported at the time of the survey that DSNY comes Tuesdays, Thursdays and Saturdays. The consolidation also reported that it received five 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 may drop their waste at seven additional sites on the premises. After the trash is collected from the drop-off sites, it is placed in exterior compactors. Tenants are asked by management to leave their garbage on development grounds if they are unable or choose not to use the chutes. Most tenants dispose of their trash at drop-sites or outside their buildings. Once waste is collected from the grounds, waste is stored in an exterior compactor.

The consolidation reported that, on average, 100-200 compactor bags (40 lbs. bags) are disposed of from Borinquen Plaza daily. There are two exterior compactors and one 30-yard bulk container at this consolidation. Mr. Robbinson also reported that there are 15 interior compactors, all of which are accessible.

According to the survey, there are no external sources of trash and bulk waste illegally dumped at this site. Mr. Robbinson reports that the exterior compactors shutdown consistently, which is a main obstacle to better waste management. He also noted that there is a pest problem, but exterminators come to alleviate the problem.

**3. Additional Context**

In a June 24, 2020 report, the Monitor Cleanliness Team gave Borinquen Plaza an A- rating.