



NOTICE OF PROPOSED FINE AND ENFORCEMENT STRUCTURE FOR IMPROPER TRASH DISPOSAL

Release Date: April 22, 2024

The NYCHA Resident Lease Agreement, paragraphs 12(h), 12(i), and 12(j), requires residents and guests to dispose of all trash, rubbish, and other waste in a sanitary, safe, and lawful manner, and to keep the premises free of litter.

NYCHA is proposing a modification to its trash disposal policy and procedures to educate and encourage tenants to observe proper trash disposal and maintain a safe and clean environment for all tenants and their guests. NYCHA is proposing a graduated enforcement structure under which tenants who are observed violating the trash disposal policy will first receive a warning and guidance materials on proper trash disposal. A second violation during a three-month period will lead to a call-in letter for a conference, at which time a tenant will receive a \$15 fine, guidance on proper trash disposal, and a warning that an additional violation during the three-month period will lead to termination of tenancy proceedings. Any subsequent violations during the three-month period will lead to a \$25 fine for each violation and the initiation of termination of tenancy proceedings.

You have the opportunity to submit written comments about these proposed changes. All comments must be emailed or postmarked no later than May 22, 2024. NYCHA will then review and consider all feedback before determining what, if any, changes to the policy and procedures are appropriate.

You can email comments to public.comments@nycha.nyc.gov.

Comments may also be mailed to the following address:

NYCHA – Public Comments, P.O. Box 3422, New York, NY 10008



Trash Disposal Requirements

Tenants, members of the household, and their guests must follow these steps for the proper disposal of trash:

- Use appropriately sized trash bags (approximately 4 gallons) that fit inside the hopper chute door to dispose of trash into the building compactor. Proper-sized trash bags prevent hopper chute door blockages caused by oversized bags.
- Dispose of large items (e.g., mattresses or bulky furniture) in the designated trash collection area at the development.
- Dispose of trash in a way that does not harm NYCHA residents or employees or cause unsanitary conditions at NYCHA properties. For example, throwing trash or heavy objects out the apartment window is unacceptable.
- Leave trash only in locations designated for the disposal of trash. For example, placing trash in front of the hopper chute door or in lobbies or hallways is unacceptable.
- Dispose of recyclables at designated bins and locations only.

Recording of Violations

Property management staff will record a disposal of trash violation against a tenant when:

- A NYCHA employee observes and reports a violation of the policy by a tenant, member, or guest of a NYCHA household; or
- A NYCHA resident observes and reports a violation of the policy by a tenant, member, or guest of a NYCHA household, and staff verifies the improper disposal incident. Residents can report violations they observe by calling or visiting their property management office. Residents must report the location and type of improper disposal to allow NYCHA staff to verify the incident.

Proposed Fines for Improper Disposal of Trash and Enforcement Structure

Tenants, or their household members or guests, who are observed violating the policy will be subject to the following enforcement actions:



First violation within a three-month period: Tenant will receive a notification that they have violated the trash disposal policy as well as guidance on the proper disposal of trash. They will not be assessed a fine or called into the property management office.

Second violation within a three-month period: Tenant will receive a notification that they have violated the trash disposal policy, guidance on the proper disposal of trash, and a NYCHA 040.185 termination of tenancy call-in letter to schedule a conference with property management to discuss the second violation. Tenant will be assessed a **\$15** fine and receive a warning that additional violations will lead to higher fines and possible termination.

Any additional violations within a three-month period: Tenant will receive a notification that they have violated the trash disposal policy, guidance on the proper disposal of trash, and a NYCHA 040.187 termination of tenancy notice to tenant of manager's recommendation to terminate. Tenant will be assessed a **\$25** fine for **each additional violation** beyond the second one within the three-month period **and will be informed that NYCHA is considering terminating their tenancy and that they will have the opportunity to appear before an Impartial Hearing Officer.**

IMPORTANT: Residents whose improper disposal of trash or unwanted items creates a **health or safety hazard** for other residents, NYCHA staff, or members of the public (e.g., throwing a heavy object out the apartment window) will be subject to **immediate termination of tenancy proceedings**. The graduated enforcement process does not apply in these situations.

A translation of this document is available on NYCHA's website: www.nyc.gov/nycha and at your Property Management Office.
La traducción de este documento está disponible en el sitio web de NYCHA www.nyc.gov/nycha y la oficina de administración de su propiedad.
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Перевод этого документа находится на вебсайте NYCHA www.nyc.gov/nycha и в Офисе управления вашего жилкомплекса.

