



NEW YORK CITY HOUSING AUTHORITY

BAY VIEW RESIDENT PRIORITIES

1. Building Systems and Infrastructure

Security

- Assign individual key fobs to residents. Key fobs issued to residents should not have the capacity or ability to be duplicated.
- Key fobs should allow access to shared balconies, storage areas, and other shared spaces. The abuse of key fob privileges should be discouraged through stated and enforced rules of use.
- In the case of apartment lockout, identification must be provided to building management for re-entry
- Security must have experience working in low-income communities and must clear background checks.
- Install cameras and LED security lights near management office.
- All cameras must be monitored 24/7.
- Install secure resident-only accessible wi-fi.
- Install a public safety notification SMS system for all residents.

Trash and Sanitation

- Widen trash chutes and redesign placement of chute locations.
- Enforce proper waste removal both in buildings and across site.
- Maintain routine cleaning of trash chutes.
- Inspect for and exterminate pests present in drainage and sewer systems.

Plumbing and Flood Mitigation

- Examine and repair plumbing throughout the building.
- Inspect and remediate the cause(s) of routine flooding on lobby floor.
- The building and grounds must be stormwater and tidal floodwater resilient. Areas of interest: Lobbies, Basements across the site. Specific areas noted by residents: Behind 2045 Rockaway Parkway (Building 1), Playground 1540 East 102nd Street (Building 5), Front Entrance 5985 Shore Parkway (Building 22), Community Center Building.

Accessibility and Other Physical Improvements

- Install ADA-compliant ramps on all building service entrances.
- Repair and replace all entrance and exit doors.
- Increase the number of elevators in each building to ensure code-compliant egress.
- All elevators installed must be ADA compliant.
- Install LED lighting in all elevators.

- Install exterior charging points.
- Replace façade with code-compliant fire-safe materials.
- Repaint and remodel hallways.
- Improve strength of heating system to make sure heating reaches all units.

2. Property Management

Maintenance

- Apartment maintenance requests should not exceed 2 days except in extraordinary circumstances, and these circumstances should be immediately communicated to residents.
- Management must be transparent with residents and methodically notify all residents (digitally, print, telephone) of scheduled building-wide and site-wide maintenance repairs.
- Maintenance systems must be easily accessible by all residents.
- Maintenance ticketing systems must be fully accessible (blind, deaf, hard of hearing, etc.).
- A plan with provisions for the long-term maintenance and care of the development should be presented.

Interfacing with Residents

- High quality and respectful customer service from management and security.
- On-site, live-in superintendent (Section 3)
- Management should have contingency plans and designated centers for weather- and climate-related emergencies, including but not limited to cooling centers, emergency blankets, backup power generators.
- Enforce current NYCHA rules regarding pets and pet ownership.
- Better and consistent enforcement of house rules affecting common areas.
- Smoking rules should be enforced in all buildings and near entrances.
- A plan should be presented for managing relationship with residents and handling conflicts with residents failing to comply with established rules.

3. Apartments

General

- All apartment entry doors must be made of durable material, and each must have a numeric identifier.
- Clean all radiators.
- Repaint all units.
- Replace all finishes (floors, walls, etc.) in all rooms. Specifically: tiles in bathroom, flooring in kitchen and living room.
- Replace and install code compliant, energy efficient windows.

Plumbing and Electric

- Inspect and repair building plumbing.
- Inspect and improve strength and functionality of electrical circuitry.
- Install ability to control temperature in unit.
- Seal all openings around pipes. Areas of concern: pipes which extend out from sinks.
- Install new AC outlets in each apartment.
- Install UFAS (Hearing-Impaired) Alarm systems in each unit.

Kitchens and Bathrooms

- Replace all appliances in kitchens.
- Replace all cabinet doors and drawers in kitchens.
- Review and update unit bathtubs to ensure code-compliance.
- Update the ventilation system in bathrooms.
- Install LED lighting in all bathrooms.

4. Common Areas

Community Center

- Provide resident spaces which prioritize families.
- Provide repairs and programmatic access to the community center.
- Replace roof on community center.
- Management must establish and continuously enforce clear guidelines and process for access and use of the community center.
- Add shade to existing trellis leading to the community center.
- Increase number of classrooms in the community center.

Lobbies and Shared Spaces

- Install cameras on roof landings and in stairwells.
- Restrict access to roof.
- Provide space for mail and packages.
- Improve durability and size for all mailboxes.
- Install up-to-date and efficient drains for all terraces.
- Install trash cans on every balcony.
- Install fixed seating on balconies for residents to use.
- Install key fob access to slop sink on ground floor.
- Provide space for bicycle and motorcycle storage in each building.

5. Sites and Grounds

Outdoor Recreation and Gathering Spaces

- Provide designated spaces on site for residents to accommodate and entertain guests (i.e., grandchildren, family parties, etc.).
- Provide designated outdoor spaces for senior citizens.

- Provide adequate outdoor seating and shaded spaces for residents.
- Remove and replace all benches on site.
- Provide smooth pavement where people can participate in family-friendly activities.
 - One example provided by a resident was roller skating.
- Renovate run-down and unsafe playgrounds.
- Redesign playgrounds to ensure accessibility for mobility-challenged residents.
- Enforcement of access to playgrounds to prevent loitering, the selling and using of drugs and other activities which may place young children at risk.

Improvements to Grounds

- Consider options to make the best use of the Urban Farm and maintain access to fresh food for all residents, while ensuring that the farm is compatible with other recreational opportunities and programs for residents.
- Improve the aesthetic quality of the grounds.
- Take inventory of all trees on site. Some need replacing, some need to be replanted and some are diseased and require removal.
- Improving lighting and wayfinding to the local beach and Shirley Chisholm State Park.
- Install dog waste bag stands across the development.
- Provide designated space for pets on site.
- Repair damaged benches.
- Remove and replace benches that are past repair with weather-resistant material.

Parking

- Maintain parking lots properly to ensure safety and cleanliness and provide each resident with allotted parking spot(s) at an affordable rate. Enforce compliance with designated parking spots.
- Provide designated parking spots for guests away from the main development.
- Install cameras in all parking lots.
- Redesign parking lot for disabled access and use and enforce compliance with designated disabled spaces.
- Abate the rat infestation in the parking lots.