

### **Sunnyside Garden Apartments (Phipps) Improvement Plan**

Phipps Houses Services, Inc. is committed to working with the Phipps Garden Apartments Tenants' Association and community leaders to make improvements in our property. Based on feedback received during the public hearing for ULURP Applications for a Zoning Map Amendment (C 200243 ZMQ) and a Zoning Text Amendment (N 200244 ZRQ) to facilitate a new mixed-use development containing affordable housing and community facility space at 50-25 Barnett Avenue held by Queens Community District 2 on November 18<sup>th</sup>, 2020 and during our site visit with the Tenant's Association on November 23<sup>rd</sup>, 2020, we are committed to a plan for improvements to our Sunnyside Garden Apartments property immediately. This draft plan is presented with the understanding that additional input will be sought from the Phipps Garden Apartments Tenants Association. Building management will increase communications with the Phipps Garden Apartment Tenants Association, to monthly meetings, so management can provide updates on the Improvement Plan. We have categorized this action plan into short term and long-term projects.

#### **Within the next 30 days**

**Building maintenance** – We will begin the hiring process for a new porter. We will seek tenant feedback after the increased staff has been in place for 60 days. Particular areas the porter will focus are trash management, cleaning common areas and recycling removal. We will prioritize the common areas for routine cleaning. Supervisors will do regular checks of each hallway.

**Garbage and recycling** – We will remove the trash container and leave the recycling containers. We will distribute communications to tenants on to the proper use of compactor chutes and recycling breakdown, and proper bagging.

**Laundry room** – We will power wash the laundry room, repair the door stop and the super will add the laundry room to the porters' routine schedule for cleaning. We will clean and repair dryer vents.

We will continue to track all repairs through our computer software. Property Manager will review with staff each month. We will provide quarterly extermination reports to the Phipps Garden Apartments Tenants Association.

We will increase the number of times we professionally clean 35 garbage chutes to 2 times a year.

We will obtain language translation services.

#### **Within the next 60 days**

We will meet with Bartlett Tree company to make sure that the tree pruning project, delayed by COVID, is on track. We plan to prune every tree over a 4 year schedule.

We will expand extermination services to include inspecting each apartment in the four buildings with the most persistent issues. We will send a scheduling notice to each apartment and make every attempt to inspect each one. The purpose of the inspections is to identify the root problems for persistent infestations. We will make additional repairs as recommended by the exterminator. We will also inspect and treat the compactor rooms, elevator rooms and storage areas.

**Within the next 90 days**

Plumber will be scheduled to clean out dry wells and make recommendations on how to address ongoing drainage problem.

**Within the next 6 months**

Landscaping Plan in the Spring will address missing shrubs throughout property plus filling in grass inside F, G, H, J, K, L buildings. Any major changes will be discussed with the Phipps Garden Apartments Tenants Association

Asphalt between two buildings will be started in Spring 2021. It has been approved by NYC LPC and a vendor has been chosen. We will ensure that the tenants have proper notice as it will temporarily affect access to laundry and other buildings.

We will paint the bulkheads in buildings B-E, G-K, S-V (12 buildings), Once done, we will start painting the lobbies in 6 story buildings, doing 2 per year. This will include bulkheads and hallways.

We will paint, repair or replace apartment screen doors as needed.

We will obtain quotes for repairs of the signage on the main entrance.

**CB2 Additions**

Third party tenant satisfaction survey  
monthly meeting with tenant association- support tenant association  
annual apartment inspections