



CITY OF NEW YORK  
OFFICE OF THE COMPTROLLER  
BRAD LANDER

MAURA HAYES-CHAFFE  
DEPUTY COMPTROLLER FOR AUDIT

BUREAU OF AUDIT

September 20, 2022

**By Electronic Mail**

Lisa Bova-Hiatt  
Interim Chief Executive Officer  
New York City Housing Authority  
90 Church Street  
New York, NY 10007

**Re: Observations of Building Doors in NYCHA Developments, FK23-069S**

Dear Ms. Bova-Hiatt:

Congratulations on your recent appointment as the Interim Chief Executive Officer of the New York City Housing Authority. It is a critical and challenging job, with the urgent task of providing a decent quality of life for NYCHA's 475,000 residents.

I am writing to inform you of a large, systemic, and apparently worsening number of open building entry doors, broken door locks, and damaged and missing door frames, windows, and hinges at New York City Housing Authority (NYCHA) developments, which we discovered as part of recent follow-up field observations.

In 2018, the Comptroller's Office Audit Bureau conducted observations of NYCHA development doors and informed NYCHA of "numerous unlocked entrance doors and broken door locks" and recommended, among other things, that NYCHA should (1) repair or replace damaged exterior doors, (2) regularly inspect all exterior doors and maintain all doors and locks in good working order, and (3) ensure that when exterior doors are obstructed or unsecured, maintenance staff are made immediately aware of the conditions, and the doors are promptly fixed.

However, based on the results of our current review, it appears that NYCHA did not implement all of the above-listed recommendations.

Between August 30 and September 8, 2022, Comptroller's Office Audit Bureau staff visited 262 NYCHA developments<sup>1</sup> and conducted a review of building entry door security.<sup>2</sup> We found numerous instances where doors were propped open with bricks, rocks, or other objects to prevent them from locking. We also found that many door locks did not securely latch onto the door frames or strike plates, and in some cases it appeared that door and frame magnets intended to assist in securing the doors were missing or did not work. Specifically, we found 36.8% of residential building entrance doors were open and 40.1% of entrance door locks were broken.

<sup>1</sup> In the NYCHA Data Development Book 2022, NYCHA reported that there were 277 developments in its portfolio as of March 2022. We excluded 15 developments from our observations—10 Federal Housing Administration Repossessed Houses and 5 developments in full operation. We generally excluded those 15 developments from our review because they are private residences, such as 1 and 2 family houses, which do not have shared, common building entrance and exit doors.

<sup>2</sup> For the 262 developments, staff reviewed door security for a combined total of 2,915 residential building addresses. For each address, staff reviewed door security for the main entrance door and, when applicable, rear and side doors.

Similarly, 37.5% of rear or side doors were found open and 28.5% of rear or side door locks were broken. Exterior doors that are not securely locked enable intruders and unauthorized persons to gain access to buildings and potentially put residents and authorized guests at risk.

Our results show that the overall percentage of residential building entrance doors which were open and/or had broken door locks increased dramatically from 23.5% in 2018 to 57.9% in 2022 as detailed in the table below. Particularly troubling is the increase in the number of broken locks in need of repair.

In all five boroughs the percentage of entry doors with broken locks increased significantly between 2018 and 2022, between 20.1% and 32.2%. In the Bronx, the percentage of broken entry door locks has risen from 15.4% to 47.6%; in Brooklyn, the percentage has risen from 13.3% to 39.7%; in Manhattan, the increase is from 8.4% to 36.5%; Staten Island showed an increase from 11.1% to 37.9%; and in Queens, the total percentage of broken entry doors increased from 15.5% to 35.7%. Please refer to Appendix I for representative photos of open doors and broken and missing door locking mechanisms, windows, and hinges; Appendix II for borough and Citywide summary results of entrance door reviews; and Appendix III for results of entrance door reviews by NYCHA development.

**Comparative Analysis of Summary Results of Residential Entrance Door Security Reviews Conducted in 2022 and 2018**

<b>Borough</b>	<b>Percentage Open 2022</b>	<b>Percentage with Broken Locks 2022</b>	<b>Percentage Not Secured<sup>3</sup> 2022</b>	<b>Percentage Not Secured 2018</b>	<b>Percentage Increase of Unsecured Entrance Doors From 2018 to 2022</b>
Bronx	42.5	47.6	63.5	24.9	38.6
Brooklyn	46.1	39.7	66.0	17.0	49.1
Manhattan	24.7	36.5	47.3	38.1	9.2
Queens	26.8	35.7	46.6	18.5	28.1
Staten Island	25.9	37.9	54.3	19.4	34.9
<b>Citywide</b>	<b>36.8</b>	<b>40.1</b>	<b>57.9</b>	<b>23.5</b>	<b>34.4</b>

NYCHA residents and employees informed us anecdotally that doors were propped open because intercoms, locks, keys, and door release buttons do not work and because residents lose their keys and replacement keys are expensive. In one instance, a NYCHA resident informed us that the building’s intercoms have been broken for 10 years. In other instances, NYCHA residents and employees informed us that NYCHA had repaired doors and intercoms; however, they were soon broken again.

Additionally, we observed doors that were open because the automatic door-closer mechanisms did not work. Specifically, when certain doors were opened, they did not automatically self-close and securely latch onto the door frames or strike plates.

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<sup>3</sup> Doors noted as “not secured” include doors that were (1) propped open, (2) doors with broken or missing locks, and (3) doors which were propped open and had broken or missing locks.

We are bringing our observations to your attention because of the obvious safety risks to residents. We also note that, where locking mechanisms are nonfunctioning, NYCHA developments may be in violation of the Rules of the City of New York, Title 1, §42-01 which state,

(d) Every entrance from the street, court, yard or cellar to a class A multiple dwelling erected or converted after January 1, 1968 containing eight or more apartments shall be equipped with automatic self-closing and self-locking doors.

(e) On or after January 1, 1969, every entrance from the street, court, yard or cellar to a class A multiple dwelling erected or converted prior to January 1, 1968 containing eight or more apartments, shall be equipped with automatic self-closing doors and self-locking doors.

Consequently, we recommend that NYCHA should:

- (1) Repair or replace damaged and missing exterior doors and equip them with sturdy, functional hardware;
- (2) Repair or replace damaged and missing door-closer mechanisms, door release buttons, intercoms, locks, and keys;
- (3) Engage with NYCHA residents and authorized visitors and NYCHA employees and contractors and communicate the importance of securing exterior doors;
- (4) Regularly inspect all exterior doors and maintain all doors and locks in good working order; and
- (5) Conduct a top-to-bottom review of its security and maintenance systems and procedures to ensure that when exterior doors are obstructed or unsecured, maintenance staff are made immediately aware of the conditions, and the doors are promptly fixed.

We are providing you with detailed results for each residential building so that conditions can be addressed, and resident safety improved. Please let me know if you need any additional information.

We know that there are many urgent repair and maintenance needs facing NYCHA at this moment. Securing building entry doors must be a high priority among them.

The Office of the New York City Comptroller looks forward to engaging with you regarding implementation of the recommendations.

Thank you for your attention.

Sincerely,



Maura Hayes-Chaffe

Ms. Lisa Bova-Hiatt  
September 20, 2022  
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Enc.

c: Gregory Russ, Chair

Eva Trimble, Chief Operating Officer

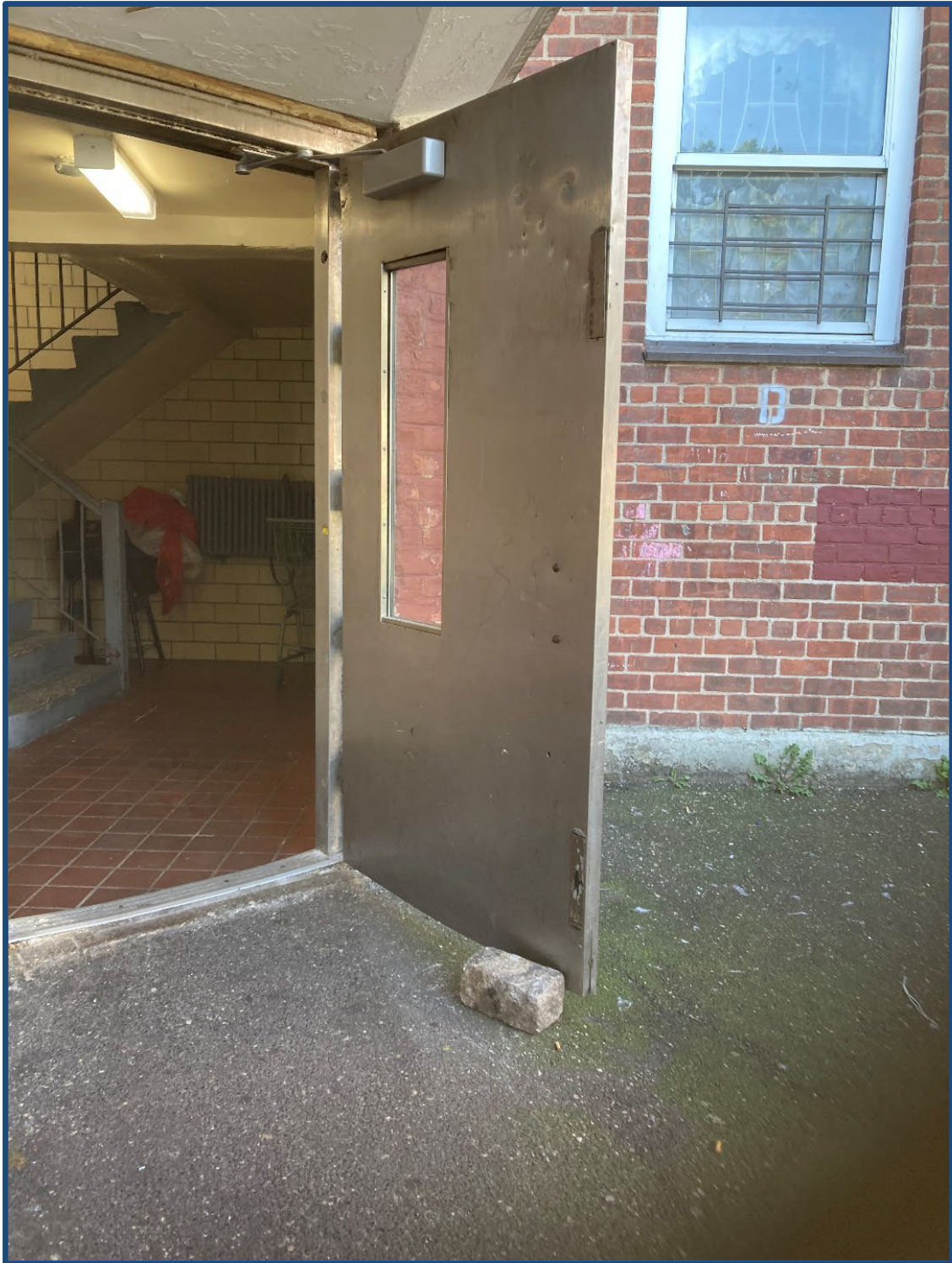
Marvin Walton, Deputy Chief Operating Officer

Brad Greenburg, Chief Compliance Officer

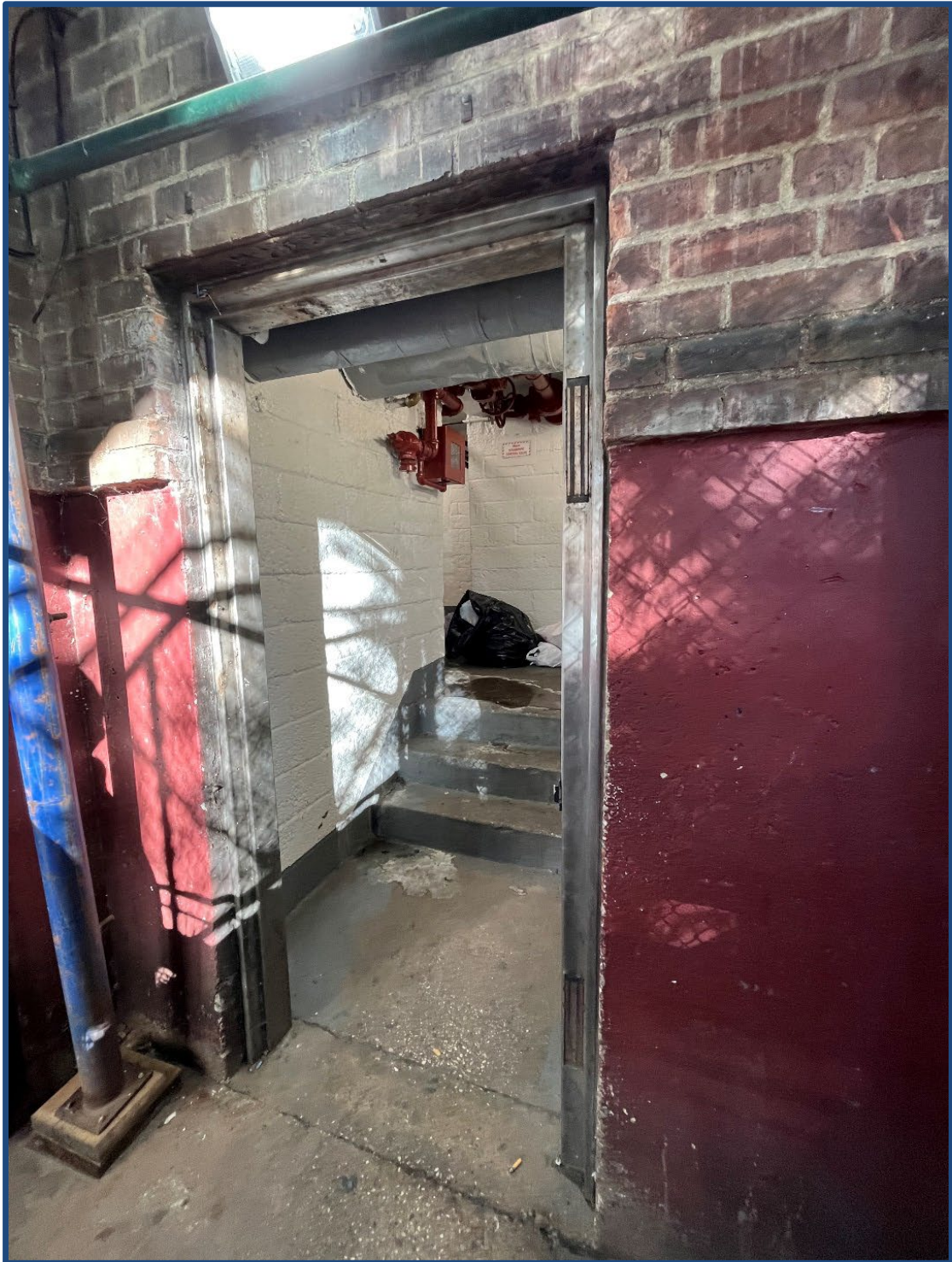
Terrence Clarke, Acting Director, Department of Internal Audit & Assessment

Anil Agrawal, Assistant Director, Department of Internal Audit & Assessment

**Appendix I**



*Door Propped Open*



*Missing Door*



*Broken Door Closer*



*Missing Lock*





*Missing Door Window*



*Damaged Door Window*



*Damaged Door Hinge*

**Appendix II**

**Citywide Summary Results of Entrance Door Reviews**

<b>Observation Results</b>		<b>2018</b>	<b>2022</b>	<b>% Change</b>
Number of Doors Observed		3,538	2,915	
Open?	Yes	814	1,072	
	No	2,724	1,843	
% Doors Open		23.0%	36.8%	13.8%
Locks Broken?	Yes	457	1,170	
	No	3,075	1,745	
% Locks Broken		12.9%	40.1%	27.2%
Frames damaged <sup>4</sup> ?	Yes		333	
	No		2,582	
% Frames Damaged		N/A	11.4%	N/A
Hinges damaged?	Yes	104	162	
	No	3,428	2,753	
% Hinges Damaged		2.9%	5.6%	2.6%
Windows damaged?	Yes	151	234	
	No	3,380	2,681	
% Windows Damaged		4.3%	8.0%	3.8%
Not Secured	Yes	832	1,687	
	No	2,706	1,228	
% Not Secured		23.5%	57.9%	34.4%

<sup>4</sup> Door frame information was not recorded during 2018 observations and therefore is not available for comparative purposes.

**The Bronx Summary Results of Entrance Door Reviews**

Observation Results		2018	2022	% Change
Number of Doors Observed		767	677	
Open?	Yes	185	288	
	No	582	389	
% Doors Open		24.1%	42.5%	18.4%
Locks Broken?	Yes	118	322	
	No	649	355	
% Locks Broken		15.4%	47.6%	32.2%
Frames damaged?	Yes	N/A	129	
	No		548	
% Frames Damaged		N/A	19.1%	N/A
Hinges damaged?	Yes	40	73	
	No	726	604	
% Hinges Damaged		5.2%	10.8%	5.6%
Windows damaged?	Yes	57	92	
	No	708	585	
% Windows Damaged		7.5%	13.6%	6.1%
Not Secured	Yes	191	430	
	No	576	247	
% Not Secured		24.9%	63.5%	39%

**Brooklyn Summary Results of Entrance Door Reviews**

Observation Results		2018	2022	% Change
Number of Doors Observed		1,432	1,033	
Open?	Yes	241	476	
	No	1,191	557	
% Doors Open		16.8%	46.1%	29.2%
Locks Broken?	Yes	190	410	
	No	1,236	623	
% Locks Broken		13.3%	39.7%	26.4%
Frames damaged?	Yes	N/A	76	
	No		957	
% Frames Damaged		N/A	7.4%	N/A
Hinges damaged?	Yes	27	49	
	No	1,400	984	
% Hinges Damaged		1.9%	4.7%	2.9%
Windows damaged?	Yes	50	68	
	No	1,377	965	
% Windows Damaged		3.5%	6.6%	3.1%
Not Secured	Yes	243	682	
	No	1,189	351	
% Not Secured		17.0%	66.0%	49%

**Manhattan Summary Results of Entrance Door Reviews**

Observation Results		2018	2022	% Change
Number of Doors Observed		761	649	
Open?	Yes	281	160	
	No	480	489	
% Doors Open		36.9%	24.7%	(12.3%)
Locks Broken?	Yes	64	237	
	No	697	412	
% Locks Broken		8.4%	36.5%	28.1%
Frames damaged?	Yes	N/A	108	N/A
	No		541	
% Frames Damaged			N/A	
Hinges damaged?	Yes	33	23	
	No	728	626	
% Hinges Damaged		4.3%	3.5%	(0.8%)
Windows damaged?	Yes	34	51	
	No	727	598	
% Windows Damaged		4.5%	7.9%	3.4%
Not Secured	Yes	290	307	
	No	471	342	
% Not Secured		38.1%	47.3%	9.2%

**Queens Summary Results of Entrance Door Reviews**

Observation Results		2018	2022	% Change
Number of Doors Observed		470	440	
Open?	Yes	86	118	
	No	384	322	
% Doors Open		18.3%	26.8%	8.5%
Locks Broken?	Yes	73	157	
	No	397	283	
% Locks Broken		15.5%	35.7%	20.1%
Frames damaged?	Yes	N/A	11	
	No		429	
% Frames Damaged		N/A	2.5%	N/A
Hinges damaged?	Yes	4	7	
	No	466	433	
% Hinges Damaged		0.9%	1.6%	0.7%
Windows damaged?	Yes	8	10	
	No	462	430	
% Windows Damaged		1.7%	2.3%	0.6%
Not Secured	Yes	87	205	
	No	383	235	
% Not Secured		18.5%	46.6%	28.1%



**Staten Island Summary Results of Entrance Door Reviews**

Observation Results		2018	2022	% Change
Number of Doors Observed		108	116	
Open?	Yes	21	30	
	No	87	86	
% Doors Open		19.4%	25.9%	6.4%
Locks Broken?	Yes	12	44	
	No	96	72	
% Locks Broken		11.1%	37.9%	26.8%
Frames damaged?	Yes	N/A	9	
	No		107	
% Frames Damaged			N/A	
Hinges damaged?	Yes	0	10	
	No	108	106	
% Hinges Damaged		0.0%	8.6%	8.6%
Windows damaged?	Yes	2	13	
	No	106	103	
% Windows Damaged		1.9%	11.2%	9.4%
Not Secured	Yes	21	63	
	No	87	53	
% Not Secured		19.4%	54.3%	34.9%

**Appendix III**

**Results of Entrance Door Reviews by NYCHA Developments in the Bronx**

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
1010 East 178th Street	0%	0%	0%	100%	100%	100%	100%
1162-1176 Washington Avenue	100%	100%	100%	100%	100%	100%	0%
1471 Watson Avenue	0%	0%	0%	0%	100%	100%	100%
Adams	0%	0%	0%	29%	0%	29%	29%
Bailey Ave - W 193 St	100%	100%	100%	0%	0%	0%	(100%)
Boston Road Plaza	0%	0%	0%	0%	0%	0%	0%
Boston Secor	0%	0%	0%	50%	50%	75%	75%
Boynton Avenue Rehab	33%	33%	33%	33%	33%	33%	0%
Bronx River	78%	78%	78%	44%	78%	89%	11%
Bronx River Addition	0%	0%	0%	0%	50%	50%	50%
Bryant Avenue-East 174 Street	0%	0%	0%	0%	0%	0%	0%
Butler	0%	17%	17%	100%	67%	100%	83%
Castle Hill	14%	14%	14%	79%	29%	79%	64%
Claremont Parkway-Franklin Ave	8%	0%	8%	77%	77%	77%	69%
Claremont Rehab (Group 2)	0%	0%	0%	80%	80%	80%	80%
Claremont Rehab (Group 3)	0%	40%	40%	80%	80%	80%	40%
Claremont Rehab (Group 4)	22%	0%	22%	89%	89%	89%	67%
Claremont Rehab (Group 5)	0%	0%	0%	100%	100%	100%	100%
College Ave-East 165th Street	0%	0%	0%	0%	100%	100%	100%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Davidson	0%	0%	0%	100%	0%	100%	100%
Eagle Avenue-East 163rd Street	0%	0%	0%	0%	100%	100%	100%
East 152nd Street-Courtlandt Avenue	0%	0%	0%	100%	100%	100%	100%
East 165th Street-Bryant Avenue	5%	5%	5%	11%	11%	11%	6%
East 173rd St-Vyse Ave	4%	0%	4%	18%	18%	18%	14%
East 180th Street-Monterey Avenue	100%	0%	100%	0%	0%	0%	(100%)
Eastchester Gardens	20%	19%	20%	13%	47%	53%	33%
Edenwald	54%	3%	54%	54%	88%	100%	46%
Forest	20%	0%	20%	53%	67%	87%	67%
Fort Independence St-Heath Ave	50%	50%	50%	100%	0%	100%	50%
Glebe Avenue-Westchester Avenue	0%	0%	0%	0%	0%	0%	0%
Gun Hill	17%	17%	17%	0%	0%	0%	(17%)
Harrison Ave Rehab Group A	0%	0%	0%	0%	0%	0%	0%
Harrison Ave Rehab Group B	0%	0%	0%	0%	25%	25%	25%
Highbridge Gardens	0%	0%	0%	50%	17%	50%	50%
Hoe Avenue-East 173 Street	0%	0%	0%	0%	0%	0%	0%
Hunts Point Avenue Rehab	15%	15%	15%	46%	23%	62%	46%
Jackson	14%	0%	14%	100%	14%	100%	86%
Longfellow Avenue Rehab	0%	0%	0%	0%	0%	0%	0%
Marble Hill	36%	0%	36%	73%	36%	91%	55%
McKinley	60%	0%	60%	80%	80%	100%	40%
Melrose	25%	0%	25%	75%	75%	88%	63%
Middletown Plaza	0%	0%	0%	100%	100%	100%	100%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Mill Brook	89%	89%	89%	33%	89%	89%	0%
Mill Brook Extension	100%	100%	100%	100%	100%	100%	0%
Mitchel	10%	10%	10%	80%	70%	80%	70%
Monroe	28%	28%	28%	50%	50%	50%	22%
Moore	0%	0%	0%	50%	50%	75%	75%
Morris I	0%	0%	0%	40%	10%	50%	50%
Morris II	14%	0%	14%	43%	29%	57%	43%
Morrisania	100%	100%	100%	50%	0%	50%	(50%)
Morrisania Air Rights	60%	0%	60%	20%	20%	40%	(20%)
Mott Haven	25%	0%	25%	71%	86%	100%	75%
Parkside	15%	10%	15%	25%	15%	35%	20%
Patterson	56%	48%	56%	40%	60%	84%	28%
Pelham Parkway	18%	18%	18%	8%	35%	43%	25%
Randall-Balcom	0%	0%	0%	0%	0%	0%	0%
Sack Wern	0%	29%	29%	43%	43%	43%	14%
Sedgwick	14%	14%	14%	29%	43%	71%	57%
Sotomayor Houses	21%	21%	21%	57%	57%	57%	36%
Soundview	38%	36%	38%	42%	42%	42%	4%
South Bronx Area site 402	0%	0%	0%	37%	42%	58%	58%
St Marys Park	33%	17%	33%	83%	50%	100%	67%
Stebbins Ave- Hewitt Pl	7%	0%	7%	14%	21%	36%	29%
Teller Ave-East 166 St	0%	0%	0%	100%	100%	100%	100%
Throggs Neck	25%	23%	25%	44%	62%	89%	64%
Throggs Neck Addition	0%	0%	0%	33%	33%	67%	67%
Twin Parks East Site 9	0%	0%	0%	0%	0%	0%	0%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Union Ave-East 163 St	0%	0%	0%	100%	0%	100%	100%
Union Ave-East 166St	0%	0%	0%	10%	25%	35%	35%
University Avenue	0%	0%	0%	40%	0%	40%	40%
Webster	80%	20%	100%	0%	20%	20%	(80%)
West Farms Road CONV	0%	0%	0%	0%	0%	0%	0%
West Farms Road Rehab	0%	0%	0%	0%	17%	17%	17%
West Tremont Ave-Sedgwick Ave Area	0%	0%	0%	100%	0%	100%	100%

**Results of Entrance Door Reviews by NYCHA Developments in Brooklyn**

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
104-14 Tapscott Street	0%	0%	0%	100%	100%	100%	100%
303 Vernon Avenue	100%	100%	100%	100%	0%	100%	0%
Albany	67%	67%	67%	100%	67%	100%	33%
Albany II	33%	33%	33%	100%	0%	100%	67%
Atlantic Terminal Site 4B	0%	0%	0%	0%	0%	0%	0%
Bay View	17%	17%	17%	52%	35%	57%	39%
Bedford-Stuyvesant Rehab	40%	40%	40%	0%	20%	20%	(20%)
Borinquen Plaza I	0%	0%	0%	50%	63%	75%	75%
Borinquen Plaza II	14%	14%	14%	57%	43%	86%	71%
Breukelen	19%	18%	19%	65%	46%	90%	71%
Brevoort	4%	4%	4%	62%	81%	96%	92%
Brown	0%	0%	0%	0%	0%	0%	0%
Brownsville	0%	0%	0%	58%	24%	73%	73%
Bushwick	0%	0%	0%	88%	63%	100%	100%
Carey Gardens	100%	100%	100%	100%	100%	100%	0%
Coney Island	100%	100%	100%	80%	80%	100%	0%
Coney Island I Site 1B	0%	0%	0%	0%	0%	0%	0%
Coney Island I Sites 4 & 5	100%	N/A	100%	100%	100%	100%	0%
Coney Island Site 8	0%	0%	0%	100%	100%	100%	100%
Cooper Park	15%	15%	15%	46%	15%	46%	31%
Crown Heights	25%	25%	25%	38%	63%	75%	50%
Cypress Hills	10%	10%	10%	63%	70%	90%	80%
Farragut	80%	80%	80%	90%	90%	100%	20%
Garvey Group A	20%	0%	20%	20%	40%	40%	20%
Glenmore Plaza	25%	25%	25%	0%	75%	75%	50%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Glenwood	23%	15%	23%	20%	38%	38%	15%
Gowanus	33%	21%	33%	8%	0%	8%	(25%)
Gravesend	20%	0%	20%	47%	100%	100%	80%
Haber	33%	33%	33%	0%	33%	33%	0%
Howard	13%	13%	13%	13%	25%	25%	13%
Howard Avenue	24%	0%	24%	42%	46%	67%	43%
Hughes Apartments	0%	0%	0%	67%	67%	100%	100%
Hylan	0%	0%	0%	100%	0%	100%	100%
Ingersoll	2%	2%	2%	38%	20%	53%	51%
Kingsborough	23%	20%	23%	71%	23%	83%	60%
Kingsborough Extension	0%	0%	0%	0%	0%	0%	0%
Lafayette	14%	14%	14%	71%	57%	100%	86%
Lenox Road-Rockaway Parkway	0%	0%	0%	33%	67%	67%	67%
Long Island Baptist Houses	0%	0%	0%	75%	75%	100%	100%
Low Houses	75%	75%	75%	50%	100%	100%	25%
Marcy	34%	34%	34%	23%	55%	67%	32%
Marlboro	18%	14%	18%	31%	12%	42%	24%
Nostrand	6%	0%	6%	31%	13%	41%	34%
Ocean Hill Apartments	0%	0%	0%	33%	33%	33%	33%
Ocean Hill-Brownsville	20%	0%	20%	60%	60%	100%	80%
O'Dwyer Gardens	33%	0%	33%	33%	67%	67%	33%
Park Rock Rehab	22%	22%	22%	50%	75%	88%	65%
Pink	0%	0%	0%	95%	18%	95%	95%
Ralph Avenue Rehab	N/A	N/A	N/A	67%	100%	100%	N/A
Red Hook East	4%	2%	4%	70%	35%	83%	78%
Red Hook West	8%	6%	8%	27%	0%	27%	18%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Roosevelt I	N/A	N/A	N/A	50%	100%	100%	N/A
Roosevelt II	N/A	N/A	N/A	67%	100%	100%	N/A
Rutland Towers	N/A	N/A	N/A	100%	100%	100%	N/A
Saratoga Village	0%	0%	0%	100%	100%	100%	100%
Sheepshead Bay	19%	17%	19%	28%	44%	50%	31%
Sterling Place Rehabs-Buffalo	71%	71%	71%	57%	86%	100%	29%
Sterling Place Rehabs-Saint Johns	20%	20%	20%	100%	80%	100%	80%
Stuyvesant Gardens I	16%	12%	16%	0%	24%	24%	8%
Stuyvesant Gardens II	0%	0%	0%	0%	0%	0%	0%
Sumner	17%	8%	17%	21%	50%	63%	46%
Surfside Gardens	80%	40%	80%	60%	40%	80%	0%
Sutter Avenue-Union Street	33%	0%	33%	0%	50%	50%	17%
Tapscott Street Rehab	38%	38%	38%	60%	40%	80%	43%
Taylor St-Wythe Ave	0%	0%	0%	60%	40%	80%	80%
Tilden	13%	13%	13%	25%	25%	38%	25%
Tompkins	0%	0%	0%	42%	25%	50%	50%
Unity Plaza 4-27	31%	31%	31%	23%	62%	69%	38%
Unity Plaza Sites 17, 24, 25A	33%	33%	33%	100%	67%	100%	67%
Van Dyke I	0%	0%	0%	52%	19%	61%	61%
Van Dyke II	0%	0%	0%	100%	0%	100%	100%
Vandalia Avenue	50%	50%	50%	50%	0%	50%	0%
Whitman	22%	22%	22%	64%	32%	79%	57%
William Reid Apartment	N/A	N/A	N/A	0%	100%	100%	N/A
Woodson	50%	50%	50%	100%	100%	100%	50%
Wyckoff Gardens	0%	0%	0%	0%	33%	33%	33%



**Results of Entrance Door Reviews by NYCHA Developments in Manhattan**

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
131 Saint Nicholas Ave	0%	0%	0%	100%	100%	100%	100%
154 West 84 Street	0%	0%	0%	0%	0%	0%	0%
45 Allen Street	100%	0%	100%	0%	0%	0%	(100%)
830 Amsterdam Avenue	0%	0%	0%	100%	0%	100%	100%
Amsterdam	24%	8%	24%	9%	13%	17%	(7%)
Amsterdam Addition	0%	0%	0%	0%	0%	0%	0%
Audubon	0%	0%	0%	0%	0%	0%	0%
Baruch	9%	6%	9%	21%	88%	88%	79%
Baruch Addition	0%	0%	0%	100%	0%	100%	100%
Bethune Gardens	0%	0%	0%	0%	0%	0%	0%
Bracetti Plaza	0%	0%	0%	0%	50%	50%	50%
Campos Plaza II	0%	0%	0%	0%	33%	33%	33%
Carver	54%	0%	54%	31%	31%	54%	0%
Chelsea	0%	0%	0%	25%	50%	75%	75%
Chelsea Addition	100%	0%	100%	0%	0%	0%	(100%)
Clinton	67%	0%	67%	33%	50%	50%	(17%)
Corsi Houses	0%	0%	0%	0%	0%	0%	0%
De Hostos Apartments	100%	0%	100%	100%	0%	100%	0%
Douglass Addition	0%	0%	0%	100%	100%	100%	100%
Douglass I	36%	0%	36%	17%	50%	58%	22%
Douglass II	33%	0%	33%	83%	17%	83%	50%
Drew-Hamilton	20%	0%	20%	60%	60%	80%	60%
Dyckman	0%	86%	86%	14%	14%	29%	(57%)
East River	52%	0%	52%	45%	79%	90%	38%
Elliott	13%	0%	13%	38%	88%	88%	75%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
First Houses	25%	0%	25%	0%	25%	25%	0%
Fulton	0%	0%	0%	0%	9%	9%	9%
Gompers	75%	0%	75%	0%	25%	25%	(50%)
Grant	89%	22%	89%	78%	33%	100%	11%
Harborview Terrace	0%	0%	0%	50%	50%	50%	50%
Hernandez	0%	0%	0%	0%	0%	0%	0%
Holmes Towers	50%	50%	50%	0%	0%	0%	(50%)
Isaacs	67%	0%	67%	0%	0%	0%	(67%)
Jefferson	74%	0%	74%	34%	41%	63%	(11%)
Johnson	88%	0%	88%	0%	0%	0%	(88%)
King Towers	100%	30%	100%	30%	30%	60%	(40%)
La Guardia	89%	0%	89%	22%	22%	44%	(44%)
La Guardia Addition	0%	0%	0%	0%	0%	0%	0%
Lehman Village	50%	25%	50%	100%	100%	100%	50%
Lexington	25%	0%	25%	100%	50%	100%	75%
Lincoln	35%	15%	35%	30%	35%	35%	0%
Lower East Side I Infill	29%	0%	29%	0%	23%	23%	(5%)
Lower East Side II	71%	0%	71%	0%	58%	58%	(13%)
Lower East Side III	0%	0%	0%	0%	50%	50%	50%
Lower East Side Rehab Group 5	0%	0%	0%	0%	50%	50%	50%
Manhattanville	0%	0%	0%	100%	67%	100%	100%
Marshall Plaza	0%	0%	0%	0%	0%	0%	0%
Meltzer Tower	0%	0%	0%	0%	0%	0%	0%
Metro North Plaza	67%	33%	67%	100%	67%	100%	33%
Morris Park Senior Citizens Home	0%	0%	0%	0%	0%	0%	0%
Polo Grounds Towers	38%	25%	38%	63%	75%	88%	50%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Rangel	100%	0%	100%	56%	89%	89%	(11%)
Rehab Program (Douglass Rehabs)	0%	0%	0%	0%	0%	0%	0%
Rehab Program (Taft Rehabs)	25%	0%	25%	0%	0%	0%	(25%)
Rehab Program (Wise Rehab)	0%	0%	0%	0%	0%	0%	0%
Riis	11%	0%	11%	28%	22%	44%	33%
Riis II	0%	0%	0%	13%	38%	50%	50%
Robbins Plaza	N/A	N/A	N/A	0%	0%	0%	N/A
Robinson	50%	50%	50%	0%	0%	0%	(50%)
Rutgers	20%	0%	20%	20%	0%	20%	0%
Saint Nicholas	14%	7%	14%	14%	36%	43%	29%
Samuel (City)	2%	2%	2%	20%	10%	25%	23%
Seward Park Extension	100%	50%	100%	100%	100%	100%	0%
Smith	58%	17%	58%	50%	25%	58%	0%
Stanton Street	0%	0%	0%	0%	0%	0%	0%
Straus	0%	0%	0%	0%	0%	0%	0%
Taft	89%	0%	89%	75%	38%	75%	(14%)
Thomas Apartments	0%	0%	0%	100%	0%	100%	100%
Two Bridges URA Site 7	0%	0%	0%	0%	0%	0%	0%
UPACA (Site 5)	100%	0%	100%	0%	0%	0%	(100%)
UPACA (Site 6)	100%	0%	100%	0%	0%	0%	(100%)
Vladeck	22%	0%	22%	0%	15%	15%	(7%)
Vladeck II	13%	0%	13%	14%	43%	57%	45%
Wagner	41%	41%	50%	45%	27%	45%	(5%)
Wald	20%	0%	20%	13%	47%	47%	27%
Washington	50%	7%	50%	21%	64%	64%	14%
White	0%	0%	0%	0%	0%	0%	0%

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Wilson	100%	67%	100%	67%	100%	100%	0%
WSUR (Brownstones)	58%	33%	58%	18%	29%	35%	(23%)
WSUR (Site A) 120 W 94 Street	0%	0%	0%	0%	0%	0%	0%
WSUR (Site B) 74 W 92 Street	100%	0%	100%	0%	0%	0%	(100%)
WSUR (Site C) 589 Amsterdam Avenue	0%	0%	0%	0%	0%	0%	0%

**Results of Entrance Door Reviews by NYCHA Developments in Queens**

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Baisley Park	0%	0%	0%	80%	100%	100%	100%
Beach 41st Street-Beach Channel Drive	33%	0%	33%	100%	100%	100%	67%
Bland	0%	0%	0%	0%	20%	20%	20%
Carleton Manor	50%	0%	50%	0%	100%	100%	50%
Conlon Lihfe Tower	0%	0%	0%	0%	0%	0%	0%
Hammel	14%	14%	14%	54%	92%	92%	78%
International Tower	0%	0%	0%	100%	0%	100%	100%
Latimer Gardens	0%	0%	0%	25%	50%	50%	50%
Leavitt Street-34th Ave	0%	0%	0%	0%	0%	0%	0%
Ocean Bay Apartments (Oceanside)	36%	14%	36%	23%	38%	38%	3%
Pomonok	12%	12%	12%	17%	36%	43%	31%
Queensbridge North	4%	4%	4%	2%	2%	5%	0%
Queensbridge South	24%	24%	24%	24%	16%	35%	10%
Ravenswood	9%	9%	9%	23%	48%	55%	46%
Redfern	31%	19%	38%	94%	94%	94%	56%
Rehab Program (College Point)	0%	0%	0%	0%	0%	0%	0%
Shelton House	0%	0%	0%	0%	0%	0%	0%
South Jamaica I	30%	30%	30%	55%	33%	76%	45%
South Jamaica II	52%	37%	52%	35%	69%	85%	33%
Woodside	16%	16%	16%	18%	14%	27%	10%

**Results of Entrance Door Reviews by NYCHA Developments in Staten Island**

Development	2018 Observations			2022 Observations			% Change in Not Secured
	% Open	% Locks Broken	% Not Secured	% Open	% Locks Broken	% Not Secured	
Berry	6%	6%	6%	13%	13%	25%	19%
Cassidy-Lafayette	25%	0%	25%	25%	100%	100%	75%
Mariners Harbor	41%	25%	41%	28%	78%	88%	47%
New Lane Area	0%	0%	0%	0%	0%	0%	0%
Richmond Terrace	0%	0%	0%	67%	67%	100%	100%
South Beach	7%	7%	7%	20%	0%	20%	13%
Stapleton	25%	8%	25%	50%	8%	58%	33%
Todt Hill	7%	7%	7%	14%	0%	14%	7%
West Brighton I	13%	0%	13%	38%	75%	88%	75%
West Brighton II	N/A	N/A	N/A	0%	25%	25%	N/A