

7/27/14 - Research Results

Do you have a dumpster on your property and if so, does it work well for you?

it works well except the surrounding neighbor also will use it and that were the problem is the dumpster over flows

Only at the elderly properties – works okay.

Yes. City ordinance they provide the dumpsters for a charge. Its ok but the wind will blow out trash or when it gets overfull its a problem.

We use to have one but it does not work well other people that weren't in public housing will go dump garbage in it and it was always full.

We only have them in our tax credit properties and they work well.

We have several dumpsters at each site. We keep a 40 yard roll off on site for move outs and furniture that's thrown out.

This works well. It would be a dump if we didn't have dumpsters!!

Yes, City provided. Works great!

Only at our elderly sites. It works well. All other properties have totters.

Yes, all we have is dumpsters but we do have some illegal dumping at times.

We have difficulty with Progressive Waste Solutions of Texas maintaining upkeep on lids and wheels of some dumpsters. Trucks sometimes place the dumpsters halfway on the curb with the other half sitting in the street. We have requested larger dumpsters for the past 3 years and still have not received them. We are unable to change vendors due to the City's contract with them.

yes, works well

We only have dumpsters and they pick up weekly and some bi-weekly and it works very well for us.

Yes, it is owned and maintained by the City but, we have an employee that is responsible for picking up the things that the tenants do not put in the dumpster.

Yes> it works great.

No. We did years ago but the entire community used it to dump large items and there was never room for tenant trash. We went to individual pick up and tenants can arrange for bulk pick up through the City.

yes no problem with it.

We have a dumpster at the shop; however, outsiders use it and it is difficult to control this. When a tenant moves they have a tendency to put everything in it or around it. We have trash pickup at the units weekly and waste management provides the very large trash cans.

yes, dumpster on property ... biggest problem is the weight of the truck that dumps the dumpster(concrete/road repair cost)

Yes, we have one dumpster for every 20-or so residents (one per amp). Works far better than individual bins at each apartment. At least we think so!!! For a small community, it is good. Might not be so simple at a larger development.

Yes, on all four properties. They work better than having residents with individual trash cans and trash collecting at each yard. There were times that the wind or a passing dog would tip the cans over and we would have trash all over. Some of the issues we have with dumpsters: Illegal dumping, sometimes dumpsters are full and families leave trash by the dumpster instead of inside. But over all our properties are cleaner with the dumpsters.

We have some properties that have dumpsters and it does work okay (bagging trash by residents ongoing problem). Some months seem to have larger amounts of trash and can cause dumpsters to be overflowing. We have smaller trash receptacles at some properties that work okay as well except when windy they blow over and trash scatters on ground.

the dumpster work very well for the tenants.

Yes, we have dumpsters. The only problems are when residents want to put couches and beds inside and non-residents dump the junk in their truck beds in them.

Yes- works well but we have it enclosed and lock it at night. Residents have curbside trash pickup and recycle. Dumpster is for office use only.

We have two dumpsters on one property. They work out very well. We have individual carts on other properties that have to be taken to the curbside. Dumpsters are much better and no trouble, no maintenance. I would prefer dumpsters on all three properties.

We have a dumpster at my office which is for maintenance department mainly and we allow resident dumping if they call and it is approved items and there is room for it.

We have dumpsters in several areas by the apartments on our property. City dumps them 3 times per week. Non-residents sometimes use the dumpsters and fill them up – most of the time they are adequate for residents.

Yes, we have dumpster on our property and it has worked out well.

Yes – it works fine

There is a dumpster on property but it is for PHA use only.

We have one dumpster that is on the street and people often drive by and dump trash in it. The tenant who lives near it writes down license numbers and we turn them into the sheriff's office. It's considered theft of services and they can get a ticket for dumping in a dumpster that they don't pay for. That has gone way down since people learned about the ticketing. We have a sign posted now too. We have two other dumpsters that are not easily accessible by others in town. When I first started working here, we had trash barrels behind each unit and tenants were responsible for emptying them...which meant burning the trash and once in a while hauling barrels of what didn't burn to the dump. When the dump closed, the city got "regular" trash service and it has it's issues. The biggest hassle is people parking in front of the dumpsters. Threats of towing and eviction usually resolve that problem.

yes-don't know what the HA would do without it

Yes we do and for the most part it works well we have maintenance staff to check areas in the morning, after lunch, and end of day.

Yes we have dumpsters. Yes it works well because if we have the rolling cans it would be a mess

We have a dumpster in one property and have too many problems. Tenants leave trash on floors and they throw everything in there.

We have a dumpster at our Rural Development site and sometimes get passersby dumping their trash, Public Housing has individual trash cans. When we added sidewalks to the back of the units we went to individual containers supplied by the city/trash company.

Yes we do and so far no problems. We do have the occasional strays who come dump things or set them on the side of dumpster but these are too few and rare to create a problem. I fear if we remove them, then people will just discard their bulky items all over the grounds. This also keeps trash localized to one area.

have several works well

We have city owned dumpsters on all properties. This works well for us because the city services them and includes the charge in the water bill.

Have dumpster on both the family and elderly side. Works great. Only time family side is overflowing is at Christmas and when REAC coming.

Yes, we have several located in different location through the property for the tenants use and works very well. Only down side is general public also use, but it's usually not too bad.

Yes, the City required us to have them years ago and we really don't have any problems with them, occasionally a car is blocking a dumpster and we have to get the resident to move it. But we are on a good working relationship with the Disposal Company and they will come back for pick up if this happens.

we have a dumpster at the office. we have not had any problems.

Several of our properties have dumpsters and it works pretty well – occasionally we have to write a letter to the entire site (family units), that if they don't actually put the trash in the dumpster (leave it beside it) we will charge everyone at that site for our maintenance to clean it up. That usually gets them on track of putting the trash IN the dumpster.

The city is also very cooperative, for example if someone moves out and fills up dumpster before it is the regular pick up date, we can call and they will come dump it an extra time etc. so that it is available for everyone else.

Tried dumpsters, but they are labor intensive as someone must lock and unlock them in order to keep the public from using after hours. The curb side trash pick up works best for us.

Yes we do and it works very well for us-Maintenance collects from the trash can behind each unit and dumps in the dumpster twice a week

Yes it works great, it's just expensive.

We do not have a dumpster. However, we do provide a service whereby we pick up large bits of furniture from the side of the road upon residents' requests.

We have a dumpster, it works well if the non-resident people do not fill it up or dump furniture beside it!

All of our properties are on dumpsters. The City provides them for the entire city.

We have dumpsters at each housing location. It's a good service for our tenants but we constantly battle illegal dumping by non-tenants. It can get kind of ugly when you catch someone. Always turns in to a verbal confrontation.

Dumpster works well for us if we can keep the public from filling it up

Yes we do. Our town has dumpster on every block for us to take our trash to then they empty them once per week.

Yes, I have dumpsters on all sites and they seem to work okay.

Do not and would not have dumpsters on property. They attract flies and people from outside the complex would take advantage of it. We provide all new move-ins with one free trash can. The two and three bedroom units are provided an extra large one from the city trash service that we pay extra for on our water and trash pickup bill each month.

Yes, we have a dumpster at one complex and works very well for people to get rid of large items.

Yes, we have several located throughout the properties-yes very well.

We have 4 dumpsters on our site, tenants take their trash to the closet one, elderly has a rolling trash can dumpster if they want and they set in by street on trash days.

Yes, the tenants finally got the hang of it re: schedule for pick up day and putting trash in the dumpster not outside on the ground.

They are a perpetual nuisance, but the way our units are crowded together, we'd never be able to use curbside. I've often wondered if it might be more effective and cheaper if I hired someone to collect trash daily and throw it in one controlled dumpster.

Yes, but we do have problems with non-tenant use.