



U.S. Department of Housing and Urban Development

451 Seventh Street, SW

Washington, DC 20410

www.hud.gov

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**Environmental Review
for Activity/Project that is Exempt or
Categorically Excluded Not Subject to Section 58.5
Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Green Infrastructure Expansion (NYCHA): Reid Apartments & Howard Avenue Houses

HEROS Number: 900000010385506

Responsible Entity: City of New York Mayor's Office of Management and Budget (OMB)

State/Local Identifier:

RE Preparer: Julie Freeman

Grant Recipient (if different than Responsible Entity): N/A

Point of Contact: N/A

Certifying Officer Name and Title: Julie Freeman, Senior Assistant Director, Community Development - Entitlement & Disaster Recovery (OMB)

Consultant (if applicable): N/A

Point of Contact: N/A

Project Location:

575 Howard Avenue, Brooklyn, NY 11212

Additional Location Information:

The project locations are the Howard Avenue Houses and Reid Apartments, both located in Brooklyn, NY. The representative location listed above is the management office for the Howard Avenue Houses. The management office for the Reid Apartments is located at 728 East New York Avenue, Brooklyn, NY 11203.

These developments recently went through a Rental Assistance Demonstration/Permanent Affordability Commitment Together (RAD/PACT) conversion from Section 9 housing, under the New York City Housing Authority (NYCHA) to Section 8 housing and are now part of the Reid Apartments + Park Rock Consolidated Developments.

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The capacity of the City's existing sewer system is fixed, while rain events are becoming more intense. To help prevent localized flooding and sewer overflows, and improve the health of local waterways, the City's green infrastructure program aims to collect stormwater from streets, sidewalks, and other hard surfaces and divert it away from or slow its release into the sewer system. Green infrastructure assets (also known as practices) include porous pavement and subsurface retention and detention rainwater storage chambers. Retention practices collect or absorb rain and channel it to below ground natural aquifers. Detention practices temporarily store rainwater below ground and then release it slowly into the combined sewer after the storm has passed and capacity has returned. Excavation is required to install subsurface chambers. Once installation and reconstruction are complete, the practice area is backfilled, resurfaced, and restored to better than its pre-existing condition; features at or above ground level will be replaced in kind.

The City of New York has allocated approximately \$3.8 million in Community Development Block Grant - Disaster Recovery (CDBG-DR) funding from its Hurricane Ida allocation to install green infrastructure elements under existing parking lots within the grounds of the Howard Avenue Houses and Reid Apartments. Specific work includes the following:

- **Howard Avenue Houses:** the project includes two assets in the form of both sub-surface retention and sub-surface slow-release detention chambers.
- **Reid Apartments:** the project includes two assets in the form of sub-surface slow-release detention chambers.

NYCHA and the NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of New York, previously prepared an environmental review for the RAD/PACT conversion and the green infrastructure work, which was projected to be funded with NYC capital funds at the time. Following HUD's issuance of the Authority to Use Grant Funds (AUGF) on May 22, 2023, the City allocated CDBG-DR funds to the project. Because this scope was included in the initial environmental review and reevaluation of the environmental findings is not required under 24 CFR § 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR § 58.5 (CENST) under 24 CFR § 58.35(b)(7). The original review upon which this determination is based can be viewed on the NYC CDBG-DR website (<https://www.nyc.gov/site/cdbgdr/hurricane-ida/ida-environmental-records.page>).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(7)

Funding Information

Grant Number	HUD Program	Funding Amount
P-21-NYC-36-LDZ1	Community Development Block Grant - Disaster Recovery	\$3,800,000

Estimated Total HUD Funded Amount: \$3,800,000

Estimated Total Project Cost [24 CFR 58. 2(a)(5)]: \$3,800,000

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project sites are not within 15,000 feet of a military airport or 2,500 feet of a civilian airport. The project is in compliance with Airport Hazards requirements. See attached Airport Hazards figure.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	There is only one Coastal Barrier Resource System (CBRS) Unit in New York City (NY-60P Jamaica Bay), which primarily consists of undeveloped land in the Gateway National Recreation Area. As shown in the attached CBRS maps, the projects sites are located outside of the nearest system, so this project has no potential to impact a CBRS Unit and is in compliance with the Coastal Barrier Resources Act.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The structure or insurable property is not located in a FEMA-designated Special Flood Hazard Area. While flood insurance may not be mandatory in this instance, HUD recommends that all insurable structures maintain flood insurance under the National Flood Insurance Program (NFIP). The project is in compliance with flood insurance requirements.



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Pursuant to 24 CFR 58.34(a) and 58.35(b)**

Project Information

Project Name: Green-Infrastructure-(NYCHA):-Reid-Apts.-&-Howard-Ave.

HEROS Number: 900000010385506

State / Local Identifier:

Project Location: 575 Howard Ave, Brooklyn, NY 11212

Additional Location Information:

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Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The capacity of the City's existing sewer system is fixed, while rain events are becoming more intense. To help prevent localized flooding and sewer overflows, and improve the health of local waterways, the City's green infrastructure program aims to collect stormwater from streets, sidewalks, and other hard surfaces and divert it away from or slow its release into the sewer system. Green infrastructure assets (also known as practices) include porous pavement and subsurface retention and detention rainwater storage chambers. Retention practices collect or absorb rain and channel it to below ground natural aquifers. Detention practices temporarily store rainwater below ground and then release it slowly into the combined sewer after the storm has passed and capacity has returned. Excavation is required to install subsurface chambers. Once installation and reconstruction are complete, the practice area is backfilled, resurfaced, and restored to better than its pre-existing condition; features at or above ground level will be replaced in kind. The City of New York has allocated approximately \$3.8 million in Community Development Block Grant - Disaster Recovery (CDBG-DR) funding from its Hurricane Ida allocation to install green infrastructure elements under existing parking lots within the grounds of the Howard Avenue Houses and Reid Apartments. Specific work includes the following: * Howard Avenue Houses: the project includes two assets in the form of both sub-surface retention and sub-surface slow-release detention chambers. * Reid Apartments: the project includes two assets in the form of sub-surface slow-release detention chambers. NYCHA and the NYC Department of Housing Preservation and Development (HPD), serving as Responsible Entity for the City of

New York, previously prepared an environmental review for the RAD/PACT conversion and the green infrastructure work, which was projected to be funded with NYC capital funds at the time. Following HUD's issuance of the Authority to Use Grant Funds (AUGF) on May 22, 2023, the City allocated CDBG-DR funds to the project. Because this scope was included in the initial environmental review and reevaluation of the environmental findings is not required under 24 CFR s. 58.47, this review is categorized as a Categorical Exclusion Not Subject to the Federal laws and authorities in 24 CFR s. 58.5 (CENST) under 24 CFR s. 58.35(b)(7). The original review upon which this determination is based can be viewed on the NYC CDBG-DR website (<https://www.nyc.gov/site/cdbgdr/hurricane-ida/ida-environmental-records.page>).

Level of Environmental Review Determination:

Activity / Project is Categorically Excluded Not Subject to per 24 CFR 58.35(b):
58.35(b)(7)

Funding Information

Grant Number	HUD Program	Program Name	
P-21-NYC-36-LDZ1	Community Planning and Development (CPD)	Community Development Block Grants (Disaster Recovery Assistance)	\$3,800,000.00

Estimated Total HUD Funded Amount: \$3,800,000.00

Estimated Total Project Cost [24 CFR 58.2 (a) (5)]: \$3,800,000.00

Mitigation Measures and Conditions [CFR 1505.2(c)]:

Summarized below are all mitigation measures adopted by the Responsible Entity to reduce, avoid or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure or Condition	Comments on Completed Measures	Complete
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Preparer Signature: J. Freeman Date: 3/8/2024

Name / Title/ Organization: Julie E. Freeman / / NEW YORK CITY

Responsible Entity Agency Official Signature: J. Freeman Date: 3/8/2024

Name/ Title: Julie Freeman, CDBG-EDR Certifying Officer

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environment Review Record (ERR) for the activity / project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).



Adolfo Carrión Jr.
Commissioner

KIM DARGA
Deputy Commissioner

RONA REODICA
Assistant Commissioner

Office of Development
Building and Land Development
Services
100 Gold Street
New York, N.Y. 10038

May 5, 2023

Luigi D'Ancona, Director
Office of Public Housing
US Department of Housing and Urban Development
26 Federal Plaza, Suite 32-116
New York, NY 10278

Re: Request for Release of Funds and Certification
NYCHA PACT Reid Apartments – Park Rock Consolidated
Location: Multiple sites
HPD NEPA #23NEPA030K

Dear Mr. D'Ancona:

Under 24 CFR Part 58, the New York City Department of Housing Preservation & Development (HPD), serving as the Responsible Entity on behalf of the New York City Housing Authority (NYCHA), has determined that the above-referenced proposal would not result in significant impacts. The determination is based on the NEPA CESTs (24 CFR 58.35 (a)(1), 24 CFR 58.35 (a)(3), and 24 CFR 58.35 (a)(5)) prepared for the proposal. On April 21st and April 24th, 2023, respectively, Notices of Intent to Request the Release of Funds were published pursuant to the U.S. Department of Housing and Urban Development's ("HUD") for the disposition of public housing property as authorized under Section 18 of the U.S. Housing Act of 1937 ("Section 18") and the Rental Assistance Demonstration ("RAD"). **No comments or objections were received with regard to the proposed project.**

The proposed action involves an application by the New York City Housing Authority ("NYCHA") to the U.S. Department of Housing and Urban Development ("HUD") for the disposition of public housing property as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations at 24 C.F.R. Part 970 ("Section 18"), and the Rental Assistance Demonstration ("RAD") program (the "Proposed Action"). Approval of the Proposed Action would facilitate NYCHA's Permanent Affordability Commitment Together ("PACT") program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. The Proposed Action would allow for a public/private partnership and a long-term ground lease between NYCHA and the NYC PACT Preservation MM, LLC, which is comprised of BPR Development Partners LLC, NYC PACT Preservation Member LLC, and Urbane Development Group LTD (collectively, the "Developer"). The Proposed Action will allow for the financing, rehabilitation, operation, management, preservation of social services, unit affordability and resident rights in line with Section 8 housing requirements at a total of 15 existing affordable housing buildings at the project Sites (the "Proposed Project"). NYCHA's

disposition to the public/private partnership would be through a 99-year ground lease; NYCHA would continue to own the fee interest in the Project Sites.

The PACT Reid Apartments – Park Rock Consolidated Project Sites is a scattered site of developments located in the Crown Heights neighborhood of Brooklyn, New York.

Reid Apartments – Park Rock Consolidated – 88 buildings, 1,696 residential units (collectively, the “Project Sites”) (Please refer to Attachment A for a full list of addresses)

The conversion of assistance through the HUD and NYCHA programs would combine federal Section 8 rental assistance with other public and private sources of funding to facilitate much-needed repairs and the long-term preservation of affordability at the Project Site. In addition to disposition under RAD and Section 18, the Proposed Action includes the approval of public financing from HUD and the New York City Department of Housing Development Corporation (“NYC HDC”) through a combination of equity, debt, and property income. Additional sources of funding include a construction and permanent loan from Fannie Mae services by Merchants Bank, a seller note payable from cash flow provided by NYCHA, Developers’ Equity, Interim Income and subordinate subsidy financing from New York City’s Office of Management and Budget (“NYC OMB”) facilitated by NYC HDC. NYC HDC and/or Freddie Mac or Fannie Mae will provide permanent financing. Merchants Bank will service the loan and will monitor construction through its third-party monitor. The conversion will also include Project Based Vouchers (PBVs). PBVs are a component of a Public Housing Authority (PHA) Housing Choice Voucher program, where the PHA attaches voucher assistance to specific housing units through a PBV HAP Contract with an owner, pursuant to 24 CFR 983. Unlike a tenant-based voucher, the PBV assistance remains attached to the unit when the family moves and assists the next eligible family to move into the PBV unit. The PBV program is administered by HUD’s Office of Public and Indian Housing. In addition to the proposed actions, the Proposed Project will also involve a Mayoral Zoning Override request to override certain provisions of the New York City Zoning Resolution to facilitate the Proposed Project.

NYC HPD is serving as the Responsible Entity (RE) for NYCHA pursuant to the National Environmental Policy Act (NEPA) 24 C.F.R Part 58.

The Proposed Project addresses both the needs captured by the RAD Physical Condition Assessment (“RPCA”) and those needs arising from resident and NYCHA priorities, particularly around heating, security and the mitigation of lead, mold, radon and asbestos hazards. The Project Sites would undergo rehabilitation of building infrastructure and amenities, remediation and controls, the implementation of security measures, and the development of a social services program tailored to the individual needs of the resident community. The rehabilitation of each site would take less than 24 months and the total construction timeline for the Project Sites would not exceed three years. The Proposed Project will address all major issues identified in the RPCA and detected by the Developer during in-unit inspections and resulting from other due diligence throughout the course of the Proposed Project. The Proposed Project will include apartment and building renovations, system upgrades, and site and grounds upgrades as required, The Proposed Project also includes upgrades to the Project Sites in order to comply with the Uniform Federal Accessibility Standards (UFAS) and Home Ventilating Institute (HVI) performance standard.



The New York City Department of Environmental Protection (NYC DEP) has developed a Green Infrastructure Program. The goal of the program is to ensure adaptive “green” and “grey” projects to improve water quality in priority waterbodies within New York City to reduce combined sewer overflow and improve water quality while enhancing the City’s urban environment. The NYC DEP Program will take place at the two PACT Reid Park Green Infrastructure Sites (Site 1 – Reid Houses; Site 2 – Howard Houses) in concert with the Proposed Project. In addition, NYC DEP has secured adequate capital and operating resources to implement its Green Infrastructure at the PACT Reid Park Green Infrastructure Sites. Post-closing, the Developer will be responsible for maintaining green infrastructure on-site in alignment with NYC DEP Standards. Terms regarding the operations and maintenance at the PACT Reid Park Green Infrastructure Sites will be agreed upon by NYCHA and the Developer and documented in the PACT Operation Agreement and other required documents. In order to develop the PACT Reid Park Green Infrastructure Sites NYCHA will use Community Development Block Grant Disaster Recovery (CDBG-DR) funds.

The City of New York – Department of Housing Preservation Development (HPD), serving as Responsible Entity for NYCHA under 24 C.F.R. Part 58.35 (a)(1), 24 CFR 58.35 (a)(3), and 24 CFR 58.35 (a)(5) has reviewed the Proposed Action and Proposed Project under the Statutes, Executive Orders and Regulations listed at 24 CFR 58 and has determined that the project is Categorically Excluded according to 24 CFR 58.35 (a)(6) and will not result in significant environmental impacts. Attached, please find the Request for Release of Funds and Certification Form, and affidavits of publication for public notices required under HUD regulations found at 24 CFR Part 58 so that HUD may issue the Authority to Use Grant Funds. An environmental review record established for the proposal may be requested by emailing at nepa_env@hpd.nyc.gov. Should you have any concerns about this determination, please feel free to contact Anthony Howard 212-863-8003, or via e-mail at howarda@hpd.nyc.gov.

Sincerely,



Anthony Howard,
Director of Environmental Planning
Building and Land Development Services (BLDS)
NYC Department of Housing Preservation and Development

Attachments



Request for Release of Funds and Certification

U.S. Department of Housing and Urban Development
Office of Community Planning and Development

OMB No. 2506-0087
(exp. 08/31/2023)

This form is to be used by Responsible Entities and Recipients (as defined in 24 CFR 58.2) when requesting the release of funds, and requesting the authority to use such funds, for HUD programs identified by statutes that provide for the assumption of the environmental review responsibility by units of general local government and States. Public reporting burden for this collection of information is estimated to average 36 minutes per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless that collection displays a valid OMB control number.

Part 1. Program Description and Request for Release of Funds (to be completed by Responsible Entity)

1. Program Title(s) <input type="text"/>	2. HUD/State Identification Number <input type="text"/>	3. Recipient Identification Number (optional) <input type="text"/>
4. OMB Catalog Number(s) <input type="text"/>	5. Name and address of responsible entity <input type="text"/>	
6. For information about this request, contact (name & phone number) <input type="text"/>	7. Name and address of recipient (if different than responsible entity) <input type="text"/>	
8. HUD or State Agency and office unit to receive request <input type="text"/>		

The recipient(s) of assistance under the program(s) listed above requests the release of funds and removal of environmental grant conditions governing the use of the assistance for the following

9. Program Activity(ies)/Project Name(s) <input type="text"/>	10. Location (Street address, city, county, State) <input type="text"/>
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11. Program Activity/Project Description

Part 2. Environmental Certification (to be completed by responsible entity)

With reference to the above Program Activity(ies)/Project(s), I, the undersigned officer of the responsible entity, certify that:

1. The responsible entity has fully carried out its responsibilities for environmental review, decision-making and action pertaining to the project(s) named above.
2. The responsible entity has assumed responsibility for and complied with and will continue to comply with, the National Environmental Policy Act of 1969, as amended, and the environmental procedures, permit requirements and statutory obligations of the laws cited in 24 CFR 58.5; and also agrees to comply with the authorities in 24 CFR 58.6 and applicable State and local laws.
3. The responsible entity has assumed responsibility for and complied with and will continue to comply with Section 106 of the National Historic Preservation Act, and its implementing regulations 36 CFR 800, including consultation with the State Historic Preservation Officer, Indian tribes and Native Hawaiian organizations, and the public.
4. After considering the type and degree of environmental effects identified by the environmental review completed for the proposed project described in Part 1 of this request, I have found that the proposal did did not require the preparation and dissemination of an environmental impact statement.
5. The responsible entity has disseminated and/or published in the manner prescribed by 24 CFR 58.43 and 58.55 a notice to the public in accordance with 24 CFR 58.70 and as evidenced by the attached copy (copies) or evidence of posting and mailing procedure.
6. The dates for all statutory and regulatory time periods for review, comment or other action are in compliance with procedures and requirements of 24 CFR Part 58.
7. In accordance with 24 CFR 58.71(b), the responsible entity will advise the recipient (if different from the responsible entity) of any special environmental conditions that must be adhered to in carrying out the project.

As the duly designated certifying official of the responsible entity, I also certify that:

8. I am authorized to and do consent to assume the status of Federal official under the National Environmental Policy Act of 1969 and each provision of law designated in the 24 CFR 58.5 list of NEPA-related authorities insofar as the provisions of these laws apply to the HUD responsibilities for environmental review, decision-making and action that have been assumed by the responsible entity.
9. I am authorized to and do accept, on behalf of the recipient personally, the jurisdiction of the Federal courts for the enforcement of all these responsibilities, in my capacity as certifying officer of the responsible entity.

Signature of Certifying Officer of the Responsible Entity x <i>Anthony Howard</i>	Title of Certifying Officer <input type="text"/>
	Date signed <input type="text" value="05.05.2023"/>

Address of Certifying Officer

Part 3. To be completed when the Recipient is not the Responsible Entity

The recipient requests the release of funds for the programs and activities identified in Part 1 and agrees to abide by the special conditions, procedures and requirements of the environmental review and to advise the responsible entity of any proposed change in the scope of the project or any change in environmental conditions in accordance with 24 CFR 58.71(b).

Signature of Authorized Officer of the Recipient x <i>Bj</i> Brett Meringoff	Title of Authorized Officer <input type="text"/>
	Date signed <input type="text"/>

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties. (18 U.S.C. 1001, 1010, 1012; 31 U.S.C. 3729, 3802)

Attachment A: Table 1

Reid Apartments - Park Rock Consolidated PACT - Detailed Building Information

Map No. ¹	Name	Block	Lot	Address	Year Built	# of Bldgs	Bldg Height (Stories)	# of Units	Lot Area (sf)	Zoning Floor Area (sf)	Gross Floor Area (sf)
1	104-14 Tapscott Street	3532	30	104-114 Tapscott St	1972	1	4	30	10,000	36,000	45,000
2	Fenimore - Lefferts	1330	7	334 Lefferts Ave	1969	18	2	36	2,135	2,160	3,240
			8	336 Lefferts Ave					2,024	2,052	3,078
			9	338 Lefferts Ave					2,024	2,052	3,078
			10	340 Lefferts Ave					2,024	2,052	3,078
			11	342 Lefferts Ave					2,024	2,052	3,078
			12	344 Lefferts Ave					2,135	2,160	3,240
		4818	136	752 Fenimore St.					1,948	2,080	3,120
			135	750 Fenimore St.					1,948	2,080	3,120
			134	748 Fenimore St.					1,948	2,080	3,120
			133	746 Fenimore St.					1,948	2,080	3,120
			33	742 Fenimore St.					1,948	2,080	3,120
			31	740 Fenimore St.					1,948	2,080	3,120
			30	738 Fenimore St.					1,948	2,080	3,120
			29	736 Fenimore St.					1,948	2,080	3,120
			28	732 Fenimore St.					1,948	2,080	3,120
			27	730 Fenimore St.					1,948	2,080	3,120
26	728 Fenimore St.	1,948	2,080	3,120							
25	726 Fenimore St.	1,948	2,080	3,120							
3	Lenox Road - Rocckaway Parkway	4652	45	1145 Lenox Rd	1985	3	4	74	7,000	21,668	27,085
		4671	7	1142 Lenox Rd					10,000	30,270	37,838
		4672	1	1144 Lenox Rd					7,000	26,592	33,240
4	Ralph Avenue Rehab	3508	34	1180 E. New York Ave	1986	5	4	118	2,403	0	0
			36	1186 E. New York Ave					5,425	0	0
			38	1196 E. New York Ave					6,088	21,000	26,250
			41	662 Ralph Ave					750	0	0
			42	672 Ralph Ave					13,878	24,600	30,750
			46	682 Ralph Ave					19,411	25,600	32,000
			50	692 Ralph Ave					16,152	25,600	32,000
			54	698 Ralph Ave					12,886	36,000	45,000

5	Reid Apartments	4795	16	681 Maple St	1969	1	20	229	69,700	139,710	146,696						
				720-730 E. New York Ave													
6	Rutland Towers	4594	64	955 Rutland Rd	1977	1	6	61	21,325	56,352	65,744						
7	Sutter Avenue - Union Street	3509	59	2058-2068 Union St	1986	3	4 & 6	100	10,000	41,916	48,902						
		3510	1	2069-2079 Union St					10,000	33,276	41,595						
			6	2067 Union St					2,500	0	0						
			7	2063 Union St					2,500	0	0						
			11	2045-2055 Union St					10,000	34,200	42,750						
			16	2041 Union St					2,500	0	0						
8	Tapscott Street Rehab	3534	1	725 Howard Ave	1986	8	4	155	6,000	21,600	27,000						
		3549	33	170 Tapscott St					6,500	21,120	26,400						
			36	184 Tapscott St					6,500	21,120	26,400						
			39	192 Tapscott St					4,942	17,494	21,868						
			41	194 Tapscott St					4,942	0	0						
			43	188 Tapscott St					2,450	0	0						
			44	190 Tapscott St					2,450	0	0						
		3550	6	199-209 Tapscott St					7,467	28,800	36,000						
			11	187-197 Tapscott St					8,418	24,270	30,338						
			16	175-185 Tapscott St					7,442	20,537	25,671						
			34	728-738 Howard Ave					6,700	34,074	42,593						
		9	Crown Heights	1357					65	1371 St. Marks Ave	1986	8	4	121	6,366	16,000	20,000
									68	1367 St. Marks Ave					6,400	16,000	20,000
1369	58			1629 Park Pl	6,350	15,000	18,750										
1375	29			1630 Park Pl	5,621	17,424	21,780										
	31			1636 Park Pl	5,324	17,424	21,780										
	34			1640 Park Pl	5,060	17,424	21,780										
	36			1646 Park Pl	5,817	18,000	22,500										
1381	13			1624 Sterling Pl	10,000	28,400	35,500										
10	Howard Avenue	3511	13	43 Tapscott St	1988	5	3	149	10,000	0	0						
			22	1-17 Tapscott St					41,000	51,591	68,788						
				574-582 Howard Ave					20,000	22,959	30,612						
		3512	46	602-614 Howard Ave					42,251	68,000	90,667						
			21	571 - 611 Howard Ave					25,665	29,400	39,200						
		51	32-48 Grafton St														

11	Howard Avenue - Park Place	1466	42	486 Howard Ave	1993	8	3	156	2,500	0	0
			43	488 Howard Ave					2,500	0	0
			44	490 Howard Ave					2,500	784	1,568
			45	492 Howard Ave					2,500	9,000	12,000
			47	1765-1767 Sterling Pl					2,775	2,700	3,600
				494-496 Howard Ave							
			49	1761-1763 Sterling Pl					5,323	2,700	3,600
		1	1649 St. Johns Pl	1,212					1,800	2,400	
			555 Ralph Ave								
		3	1651-1659 St. Johns Place	12,846					1,800	2,400	
			547-553 Ralph Ave								
		8	545 Ralph Ave	2,000					1,800	2,400	
		9	543 Ralph Ave	2,000					1,800	2,400	
		10	541 Ralph Ave	2,000					1,800	2,400	
		11	1702-1716 Sterling Place	6,500					1,800	2,400	
			537-539 Ralph Ave								
		15	1720-1722 Sterling Pl	3,500					1,800	2,400	
		17	1724 Sterling Pl	2,500					2,250	3,000	
		18	1726 Sterling Pl	2,467					2,250	3,000	
		19	1728 Sterling Pl	2,533					2,250	3,000	
		20	1730-1732 Sterling Pl	2,483					2,205	2,940	
		22	1734 Sterling Pl	2,517					2,250	3,000	
		23	1736 Sterling Pl	2,508					2,250	3,000	
		24	1738 Sterling Pl	3,607					0	0	
		25	1740 Sterling Pl	3,618					0	0	
		33	1758 Sterling Pl	8,123					1,800	2,400	
		35	1764-1768 Sterling Pl	1,800					1,800	2,400	
		36	498 Howard Ave	1,500					1,800	2,400	
		37	1770-1776 Sterling Pl	1,500					1,800	2,400	
			500 Howard Ave								
		38	502 Howard Ave	1,500					1,800	2,400	
39	506-510 Howard Ave	4,200	1,800	2,400							
41	514 Howard Ave	4,200	1,800	2,400							
48	1703 St. Johns Pl	2,819	0	0							
49	1701 St. Johns Pl	2,819	0	0							
50	1697 St. Johns Pl	2,819	1,800	2,400							

12	Ocean Hill - Brownsville	1431	37	2041 Pacific St	1986	5	4	125	15,000	42,596	53,245
			39	324 Howard Ave					5,000	18,000	22,500
			43	334-336 Howard Ave					10,000	30,104	37,630
		1439	1	2065 Dean St					5,000	15,780	19,725
			10	2020 Pacific St					5,000	15,368	19,210
13	Park Rock Rehab	1373	34	1468 Park Pl	1986	9	4	134	6,813	16,352	20,440
			37	1474 Park Pl					6,770	17,088	21,360
			40	1480-1484 Park Pl					5,406	16,609	20,761
			43	208 Rochester Ave					5,508	17,536	21,920
			46	218 Rochester Ave					7,011	10,676	13,345
			49	1521 Sterling Pl					9,900	31,920	39,900
		1379	39	1522 Sterling Pl					3,300	10,048	12,560
				230 Rochester Ave							
			41	232 Rochester Ave					4,600	13,152	16,440
			43	234 Rochester Ave					4,600	13,152	16,440
14	Sterling Place (St. Johns - Sterling)	1373	54	1511 Sterling Pl	1991	6	4	83	5,400	15,160	18,950
		1379	31	1506 Sterling Pl					9,490	24,416	30,520
			55	1491 St. Johns Pl					9,720	31,752	39,690
			59	1487 St. Johns Pl					9,019	0	0
			63	1483 St. Johns Pl					15,000	31,200	39,000
		1381	18	1640 Sterling Pl					8,000	23,560	29,450
15	Sterling Place (St. Johns - Buffalo)	1375	2	225 Buffalo Ave	1991	7	4	125	7,500	26,675	33,344
		1379	8	1448 Sterling Pl					5,256	16,584	20,730
			11	1452 Sterling Pl					4,896	17,280	21,600
		1380	25	1568 Sterling Pl					7,816	24,700	30,875
			28	1578 Sterling Pl					7,816	24,700	30,875
			31	1588 Sterling Pl					7,816	24,700	30,875
			34	1598 Sterling Pl					7,816	24,700	30,875

Source: NYCHA

11. Program Activity/Project Description

The proposed action involves applications by New York City Housing Authority (“NYCHA”) under the preservation initiative Permanent Affordability Commitment Together (“PACT”) to the U.S. Department of Housing and Urban Development for the disposition of fifteen NYCHA Public Housing Developments (88 individual buildings) (“Project Site) located in Crown Heights, Brooklyn, NY as authorized under the Section 18 of the U.S. Housing Act of 1937 and Rental Assistance Demonstration. The proposed actions would allow for a 99-year ground lease and Partnership between NYCHA and the “Developer”, NYC PACT Preservation MM LLC, a collaboration between BRP Development Partners LLC, NYC PACT Preservation Member, LLC and Urbane Development Group LTD to conduct repairs, serve as the new on-site property manager, and provide on-going property management and over-site along with enhanced social services and community programs at the existing (15) housing development properties known and Reid Apartments – Park Rock Consolidated, located in the Crown Heights neighborhood of Brooklyn, NY. Additionally, approval would allow NYCHA to receive Community Development Block Grant Disaster Recovery (CDBG-DR) funds to develop green infrastructure at two (2) public housing developments in the PACT Project Site.

AFFIDAVIT OF PUBLICATION

State of New York)
County of The Bronx)

Oscar Hernandez, Being duly sworn declares that she/he is

Account Executive for the daily newspaper El Diario / La Prensa, Published in the City, County and State of New York by impreMedia Operating Company, LLC, with a mailing address at PO Box 71847 Los Angeles, CA 90071.


And that New York City Housing Authority (NYCHA)
(Advertisement), a true copy of which is annexed, was published in the said

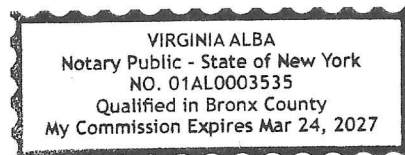
Newspaper for on Friday, April 21st, Of the year 2023.

Sworn to before me this


Oscar Hernandez

25 Day of April 2023


Notary Public



**AUTORIDAD DE VIVIENDA LA CIUDAD DE NEW YORK
AVISO DE INTENCIÓN DE SOLICITUD DE LIBERACIÓN DE FONDOS**

Este es una Aviso de Intención de Solicitud de Liberación de Fondos bajo la iniciativa de Preservación de Permanente Asequibilidad Compromiso Juntos (“PACT”, por sus siglas en inglés) de la Autoridad de Vivienda de la Ciudad de Nueva York (“NYCHA”, por sus siglas en inglés). NYCHA tiene la intención de presentar una solicitud(es) al Departamento de Vivienda y Desarrollo Urbano de los EE. UU. (“HUD”, por sus siglas en inglés) para la disposición de la propiedad de vivienda pública según lo autorizado por Demostración de Asistencia de Alquiler (“RAD”, por sus siglas en inglés) creado por la Ley de Asignaciones Consolidadas y Continuas de 2012 (Ley Pública 112-55) y el correspondiente Aviso H 2019-09 PIH 2019-23 (5 de septiembre de 2019), según sea enmendado, Sección 18 de la Ley de vivienda de EE. UU. 1937, utilizando una combinación de la Sección 18/RAD de conformidad con el Aviso 2021-7 de Vivienda Pública e Indígena (PIH, por sus siglas en inglés) (“Sección 18”). La Ciudad de Nueva York, actuando a través del Departamento de Preservación y Desarrollo de Vivienda de la Ciudad de Nueva York (“NYC HPD”) está actuando como la Entidad Responsable (“RE”, por sus siglas en inglés) de NYCHA de conformidad con el Título 24 de C.F.R. Parte 58 de la Ley Nacional de Política Ambiental (“NEPA”, por sus siglas en inglés).

APARTAMENTOS PACT REID DE NYCHA – PARK ROCK CONSOLIDADO

La aprobación de la disposición de propiedades de vivienda pública facilitará el programa PACT y la rehabilitación y preservación de tales viviendas como viviendas asistidas de la Sección 8 basada en proyectos a largo plazo. NYCHA traspasará los siguientes quince (15) desarrollos de vivienda pública dispersos (“Sitios del Proyecto”), ubicados en el Estado y la Ciudad de Nueva York, Distrito de Brooklyn, por arrendamiento de tales Sitios de Desarrollo a NYC PACT Preservation MM LLC, una colaboración entre BRP Development Partners LLC, NYC PACT Preservation Member LLC, y Urbane Development Group LTD (Colectivamente, el “Desarrollador”). El Desarrollador llevará a cabo reparaciones, actuará como el nuevo administrador de la propiedad, y proporcionará administración y supervisión continuas de la propiedad unta con servicios sociales mejorados y programas comunitarios. La disposición de NYCHA a la Sociedad pública/privada sería a través de un contrato de arrendamiento de terreno de 99 años y NYCHA seguirá siendo el propietario de la cuota del Sitio del Proyecto. En dicho traspaso, los Sitios del Proyecto serán convertidos de Vivienda pública (Sección 9) a asistencia de alquiler de la Sección 8 basada en proyectos de conformidad con la Sección 18 y RAD.

Los Sitios del Proyecto conforman quince (15) desarrollos individuales de NYCHA, ubicados en los vecindarios de Crown Heights y Ocean Hill-Brownsville de Brooklyn, Nueva York. Los Sitios del Proyecto están dispersos en varias cuadras de la ciudad en toda el área, incluyendo al norte y al sur de East New York Avenue.

Tal disposición y conversión de los Sitios del Proyecto a la Sección 8 bajo las metodologías de PACT (Sección 18 y RAD) permitirá al Desarrollador financiar, rehabilitar, operar y administrar los Sitios del Proyecto. Además de brindar servicios sociales a los residentes mientras se mantiene la asequibilidad, y los derechos de los residentes en coherencia con las protecciones de vivienda pública. El Desarrollador también abordará las condiciones ambientales, tales como peligros a base de plomo, asbesto, moho, fugas y vapor en los Sitios del proyecto (colectivamente, el “Proyecto Propuesto”). El Proyecto Propuesto no cambiará la densidad de unidades ni involucrará un cambio en el uso de la tierra en los Sitios del Proyecto.

NYCHA busca identificar recursos y oportunidades para realizar mejoras significativas en sus desarrollos de vivienda pública mientras preservan la asequibilidad a largo plazo y mantener firmes los derechos de los residentes en coherencia con las protecciones de vivienda pública. PACT facilita dicha preservación y rehabilitación mediante el uso de múltiples métodos de conversión de la Sección 9 basada en asistencia a la vivienda pública a la asistencia de alquiler de la Sección 8 basada en proyectos a largo plazo de conformidad con RAD y la Sección 18. La conversión de la asistencia de alquiler de la Sección 8 basada en proyectos a largo plazo permite al Desarrollador financiar reparaciones muy necesarias a los Sitios del Proyecto. Además, PACT requiere que los residentes conserven los derechos de los residentes en coherencia con sus derechos de vivienda pública actuales y prohíbe el desplazamiento involuntario permanente de los residentes actuales como un resultado de la conversión.

Un Registro de Revisión Ambiental (“ERR”, por sus siglas en inglés) que documenta las determinaciones ambientales para el Proyecto Propuesto está en archivo en NYC HPD y puede ser solicitado enviando un correo electrónico a nepa_env@hpd.nyc.gov.

COMENTARIOS PÚBLICOS:

Cualquier persona, grupo o agencia pueden enviar comentarios por escrito a NYC HPD dentro de los 7 días posteriores a este Aviso. NYC HPD considerará todos los comentarios recibidos al final del periodo de comentarios antes de enviar la solicitud de liberación de fondos a HUD. Después de recibir la solicitud de liberación de fondos, HUD aceptará también comentarios durante 15 días.

CERTIFICACIÓN AMBIENTAL:

El Proyecto Propuesto está sujeto a Categóricamente Excluido de NEPA bajos las regulaciones de HUD de conformidad a [Título 24 de CFR Parte 58, Sección 58.35(a)].

Como la Entidad Responsable, NYC HPD a través de su Oficial Certificador Adolfo Carrión Jr., certificará en su solicitud de liberación de fondos a HUD que la Ciudad de Nueva York consiente en aceptar la jurisdicción de las cortes federales si se entabla una acción para hacer cumplir las responsabilidades en relación con las revisiones ambientales, toma de decisiones y acción, y que las responsabilidades han sido satisfechas. La aprobación de la certificación de NYC HPD satisface sus responsabilidades bajo NEPA y las leyes y autoridades relacionadas y confirma que las revisiones ambientales específicas para el Proyecto Propuesto se han llevado a cabo antes de cualquier obligación de fondos.

OBJECIONES PARA LA LIBERACIÓN DE FONDOS:

HUD aceptará objeciones a su liberación de fondos y a la certificación del RE por un periodo de quince (15) días después de la fecha de entrega prevista o de su recepción efectiva de la solicitud (la que fuera posterior) únicamente si estas objeciones están sobre sobre una de las siguientes bases: (a) la certificación no fue ejecutada por el Oficial Certificador de NYC HPD; (b) la RE ha omitido un paso o no ha podido tomar una decisión o considerar un resultado exigido por las regulaciones

de HUD en el Título 24 CFR Parte 58; (c) el beneficiario de la subvención ha comprometido fondos o ha incurrido en gastos no autorizados por el Título 24 CFR Parte 58 antes de la aprobación de la liberación de los fondos por HUD; o (d) otra Agencia Federal, actuando en virtud del Título 40 de CFR Parte 1504, ha presentado una decisión escrita que el proyecto no es satisfactorio desde el punto de vista de calidad ambiental. Las objeciones deben enviarse a NY_PH_Director@hud.gov de acuerdo con los procedimientos requeridos (Título 24 de CFR Parte 58) y deberán ser dirigidos al Sr. Luigi D’Ancona, Director, Oficina de Vivienda Pública. Objetores potenciales deberán contactar a HUD para verificar el último día del periodo de objeción.

PACT Reid Park Rock- Dirección de Edificios

No. del Sitio Nombre Cuadra Lote Dirección
de Edificios Altura de Edificios (Pisos)

PACT Reid Park Rock-Building Addresses							
Site No.	Name	Block	Lot	Address	# of Bldgs	Bldg Height (Stories)	
1	104-14 Tapscott Street	3532	30	104-114 Tapscott St	1	4	
2	Fenimore –Lefferts	1330	7	334 Lefferts Ave	18	2	
			8	336 Lefferts Ave			
			9	338 Lefferts Ave			
			10	340 Lefferts Ave			
			11	342 Lefferts Ave			
			12	344 Lefferts Ave			
			136	752 Fenimore St.			
			135	750 Fenimore St.			
			134	748 Fenimore St.			
			133	746 Fenimore St.			
			33	742 Fenimore St.			
			31	740 Fenimore St.			
			30	738 Fenimore St.			
			29	736 Fenimore St.			
			28	732 Fenimore St.			
			27	730 Fenimore St.			
26	728 Fenimore St.						
25	726 Fenimore St.						
3	Lenox Road - Rockaway Parkway	4652	45	1145 Lenox Rd	3	4	
			4671	7			1142 Lenox Rd
			4672	1			1144 Lenox Rd
4	Ralph Avenue Rehab	3508	34	1180 E. New York Ave	5	4	
			36	1186 E. New York Ave			
			38	1196 E. New York Ave			
			41	662 Ralph Ave			
			42	672 Ralph Ave			
			46	682 Ralph Ave			
			50	692 Ralph Ave			
54	698 Ralph Ave						
5	Reid Apartments	4795	16	681 Maple St 720-730 E. New York Ave	1	20	
6	Rutland Towers	4594	64	955 Rutland Rd	1	6	
7	Sutter Avenue – Union St	3510	59	2058-2068 Union St	3	4 & 6	
			1	2069-2079 Union St			
			6	2067 Union St			
			7	2063 Union St			
			11	2045-2055 Union St			
			16	2041 Union St			
8	Tapscott Street Rehab	3534	1	725 Howard Ave	8	4	
			33	170 Tapscott St			
			36	184 Tapscott St			
			39	192 Tapscott St			
			41	194 Tapscott St			
			43	188 Tapscott St			
			44	190 Tapscott St			
			3549	6			199-209 Tapscott S
				11			187-197 Tapscott St
				16			175-185 Tapscott St
34	728-738 Howard Ave						
3550	65	1371 St. Marks Ave					
	68	1367 St. Marks Ave					
	58	1629 Park Pl					
	29	1630 Park Pl					
9	Crown Heights	1375	31	1636 Park Pl	8	4	
			34	1640 Park Pl			
			36	1646 Park Pl			
			1381	13			1624 Sterling Pl
			13	43 Tapscott St			
10	Howard Ave	3511	22	1-17 Tapscott St 574-582 Howard Ave	5	3	
			46	602-614 Howard Ave			
			21	571 - 611 Howard Ave			
			51	32-48 Grafton St			
11	Howard Avenue - Park Place	1466	42	486 Howard Ave	8	3	
			43	488 Howard Ave			
			44	490 Howard Ave			
			45	492 Howard Ave			
			47	1765-1767 Sterling Pl			
			49	494-496 Howard Ave			
				49			1761-1763 Sterling Pl

11	Howard Avenue - Park Place Howard Avenue - Park Place	1470	1	1649 St. Johns Pl 555 Ralph Ave	8	3	
			3	1651-1659 St. Johns Place 547-553 Ralph Ave			
			8	545 Ralph Ave			
			9	543 Ralph Ave			
			10	541 Ralph Ave			
			11	1702-1716 Sterling Place 537-539 Ralph Ave			
			15	1720-1722 Sterling Pl			
			17	1724 Sterling Pl			
			18	1726 Sterling Pl			
			19	1728 Sterling Pl			
			20	1730-1732 Sterling Pl			
			22	1734 Sterling Pl			
			23	1736 Sterling Pl			
			24	1738 Sterling Pl			
			25	1740 Sterling Pl			
			33	1758 Sterling Pl			
35	1764-1768 Sterling Pl						
36	498 Howard Ave						
37	1770-1776 Sterling Pl 500 Howard Ave						
38	502 Howard Ave						
39	506-510 Howard Ave						
41	514 Howard Ave						
48	1703 St. Johns Pl						
49	1701 St. Johns Pl						
50	1697 St. Johns Pl						
51	1695 St. Johns Pl						
52	1693 St. Johns Pl						
53	1691 St. Johns Pl						
55	1689 St. Johns Pl						
58	1687 St. Johns Pl						
59	1681-1685 St. Johns Pl						
73	504 Howard Ave						
148	1695A St. Johns Pl						
160	1679 St. Johns Pl						
11	Howard Avenue - Park Place (cont.)	1471	1	1737-1745 St. Johns Pl 515 Howard Ave	8	3	
			4	513 Howard Ave			
			5	511 Howard Ave			
			6	509 Howard Ave			
			7	507 Howard Ave			
			8	505 Howard Ave			
			9	503 Howard Ave			
			10	501 Howard Ave			
			11	497-499 Howard Ave			
			14	1790 Sterling Pl			
			15	1792 Sterling Pl			
			16	1794 Sterling Pl			
			17	1796-1798 Sterling Pl			
			18	1800 Sterling Pl			
			19	1802 Sterling Pl			
			20	1804 Sterling Pl			
21	1806 Sterling Pl						
22	1810 Sterling Pl						
23	1812 Sterling Pl						
24	1814 Sterling Pl						
53	1483-1485 Eastern Pkwy						
55	1481 Eastern Pkwy						
57	1755-1757 St. Johns Pl						
61	1747-1753 St. Johns Pl						
12	Ocean Hill – Brownsville	1431	37	2041 Pacific St	5	4	
			39	324 Howard Ave			
			43	334-336 Howard Ave			
			1	2065 Dean St			
1439	10	2020 Pacific St					
	34	1468 Park Pl					
13	Park Rock Rehab	1373	37	1474 Park Pl	9	4	
			40	1480-1484 Park Pl			
			43	208 Rochester Ave			
			46	218 Rochester Ave			
			49	1521 Sterling Pl			
			1379	39			1522 Sterling Pl 230 Rochester Ave
				41			232 Rochester Ave
				43			234 Rochester Ave
1373	54	1511 Sterling Pl					
14	Sterling Place (St. Johns – Sterling)	1379	31	1506 Sterling Pl	6	4	
			55	1491 St. Johns Pl			
			59	1487 St. Johns Pl			
			63	1483 St. Johns Pl			
1381	18	1640 Sterling Pl					
15	Sterling Place (St. Johns – Buffalo)	1380	1375	2	225 Buffalo Ave	7	4
			8	1448 Sterling Pl			
			1379	11	1452 Sterling P		
			25	1568 Sterling Pl			
			28	1578 Sterling Pl			
			31	1588 Sterling Pl			
			34	1598 Sterling Pl			



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AFFIDAVIT OF PUBLICATION

**STATE OF NEW YORK
COUNTY OF KINGS, ss.:**

I, Cliff Luster, the publisher of
am Metro New York incorporating **amNewYork** and **Metro**,
a newspaper, do hereby certify that the legal
notice (a copy of which is annexed hereto)
was published in the full circulation of the
amMetro New York newspaper, and has appeared
on the following dates:

To Wit: April 24, 2023

Cliff Luster

Sworn before me this 28th day of April, 2023

Yevgeniya Pechenaya
NOTARY PUBLIC, STATE OF NEW YORK
Registration No. 01PE6393208
Qualified in Kings County
Commission Expires June 10, 2023

Yevgeniya Pechenaya
Notary Public, State of NY
No. 01PE6393208
Qualified in Kings County
My commission expires on June 10, 2023

NEW YORK CITY HOUSING AUTHORITY

NOTICE OF INTENT TO REQUEST RELEASE OF FUNDS

This is a Notice of Intent to Request a Release of Funds under the New York City Housing Authority ("NYCHA") preservation initiative Permanent Affordability Commitment Together ("PACT"). NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development ("HUD") for the disposition of public housing property as authorized under the Rental Assistance Demonstration ("RAD") created by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law 112-55) and the corresponding Notice H 2019-09 PIH 2019-23 (September 5, 2019), as may be amended, Section 18 of the U.S Housing Act of 1937, using a Section 18/RAD blend pursuant to Public and Indian Housing (PIH) Notice 2021-7 ("Section 18"), . The City of New York acting through the New York City Department of Housing Preservation & Development ("NYC HPD") is serving as the Responsible Entity ("RE") for NYCHA pursuant to the National Environmental Policy Act ("NEPA") 24 C.F.R. Part 58.

NYCHA PACT REID APARTMENTS – PARK ROCK CONSOLIDATED

Approval of the disposition of public housing properties will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term, project-based Section 8 assisted housing. NYCHA will convey the following fifth teen (15) scattered public housing developments ("Project Sites"), located in the State and City of New York, Borough of Brooklyn, by leasing such Development Sites to the NYC PACT Preservation MM LLC, a collaboration between BRP Development Partners LLC, NYC PACT Preservation Member LLC, and Urbane Development Group LTD (Collectively the "Developer"). The Developer will conduct repairs, serve as the new on-site property manager, and provide ongoing property management and oversight along with enhanced social services and community programs. NYCHA's disposition to the public/private partnership would be through a 99-year ground lease and NYCHA will remain the fee owner of the Project Site. At such conveyance, the Project Sites will be converted from public housing (Section 9) to project-based Section 8 rental assistance pursuant to Section 18 and RAD. The Project Sites make up (15) individual NYCHA developments, located in the Crown Heights and Ocean Hill-Brownsville neighborhoods of Brooklyn, New York. The Project Sites are scattered across several city blocks throughout the area, including to the north and south of East New York Avenue.

Such disposition and conversion of the Project Sites to Section 8 under the PACT methodologies (Section 18 and RAD) will allow the Developer to finance, rehabilitate, operate, and manage the Project Sites. In addition to providing social services to residents while maintaining affordability, and residents' rights in line with public housing protections. The Developer will also address environmental conditions, such as lead-based hazards, asbestos, mold, leaks, and vapor at the Project Sites (collectively, the "Proposed Project"). The Proposed Project will not change the unit density or involve a change in land use at the Project Sites.

NYCHA seeks to identify resources and opportunities to make significant improvements to its public housing developments while preserving long-term affordability and maintaining strong resident rights in line with public housing protections. PACT facilitates such preservation and rehabilitation by using multiple methods of conversion from public housing assistance-based Section 9 to long-term project-based Section 8 rental assistance pursuant to RAD and Section 18. The conversion to long-term project-based Section 8 rental assistance allows the Developer to finance much needed repairs to the Project Sites. In addition, PACT requires that residents retain residents' rights in line with their current public housing rights and prohibits the permanent involuntary displacement of current residents as a result of the conversion.

An Environmental Review Record ("ERR") that documents the environmental determinations for the Proposed Project is on file at NYC HPD and may be requested by emailing at nepa_env@hpd.nyc.gov.

PUBLIC COMMENTS:

Any individual, group, or agency may submit written comments to NYC HPD within 7-days of this Notice. The NYC HPD will consider all comments received by the end of the comment period before submitting the request for release of funds to HUD. After receiving the request for release of funds, HUD will also accept comments for 15 days.

ENVIRONMENTAL CERTIFICATION:

The Proposed Project is subject to the NEPA Categorical Excluded under HUD regulations pursuant to [24 CFR Part 58, Section 58.35(a)].

As the Responsible Entity, NYC HPD through its Certifying Officer Adolfo Carrion Jr., will certify in its request for release of funds to HUD that New York City consents to accept jurisdiction of the federal courts if an action is brought to enforce responsibilities in relation to environmental reviews, decision-making and action, and that the responsibilities have been satisfied. NYC HPD approval of the certification satisfies its responsibilities under NEPA and related laws and authorities and confirms the site-specific environmental reviews for the Proposed Project have been conducted prior to any obligation of funds.

OBJECTIONS TO RELEASE OF FUNDS:

HUD will accept objections to its release of funds and the RE's certification for a period of fifteen (15) days following the anticipated submission date or its actual receipt of the request (whichever is later) only if objections are on one of the following bases: (a) the certification was not executed by the Certifying Officer of NYC HPD; (b) the RE has omitted a step or failed to make a decision or finding required by HUD regulations at 24 CFR Part 58; (c) the grant recipient has committed funds or incurred costs not authorized by 24 CFR Part 58 before approval of a release of funds by HUD; or (d) another Federal agency acting pursuant to 40 CFR Part 1504 has submitted a written finding that the project is unsatisfactory from the standpoint of environmental quality. Objections must be emailed to NY_PH_Director@hud.gov in accordance with the required procedures (24 CFR Part 58) and shall be addressed to Mr. Luigi D'Ancona, Director, Office of Public Housing. Potential objectors should contact HUD to verify the actual last day of the objection period.

PACT Reid Park Rock-Building Addresses									
Site No.	Name	Block	Lot	Address	# of Bldgs	Bldg Height (Stories)			
1	104-14 Tapscott Street	3532	30	104-114 Tapscott St	1	4			
2	Fenimore - Lefferts	1330	7	334 Lefferts Ave	18	2			
			8	336 Lefferts Ave					
			9	338 Lefferts Ave					
			10	340 Lefferts Ave					
			11	342 Lefferts Ave					
			12	344 Lefferts Ave					
		4818	136	752 Fenimore St.					
			135	750 Fenimore St.					
			134	748 Fenimore St.					
			133	746 Fenimore St.					
			33	742 Fenimore St.					
			31	740 Fenimore St.					
			30	738 Fenimore St.					
			29	736 Fenimore St.					
			28	732 Fenimore St.					
27	730 Fenimore St.								
26	728 Fenimore St.								
25	726 Fenimore St.								
3	Lenox Road - Rockaway Parkway	4652	45	1145 Lenox Rd	3	4			
		4671	7	1142 Lenox Rd					
		4672	1	1144 Lenox Rd					
4	Ralph Avenue Rehab	3508	34	1180 E. New York Ave	5	4			
			36	1186 E. New York Ave					
			38	1196 E. New York Ave					
			41	662 Ralph Ave					
			42	672 Ralph Ave					
			46	682 Ralph Ave					
			50	692 Ralph Ave					
			54	698 Ralph Ave					
5	Reid Apartments	4795	16	681 Maple St	1	20			
				720-730 E. New York Ave					
6	Rutland Towers	4594	64	955 Rutland Rd	1	6			
7	Sutter Avenue - Union Street	3510	3509	59	2058-2068 Union St	3	4 & 6		
			1	2069-2079 Union St					
			6	2067 Union St					
			7	2063 Union St					
			11	2045-2055 Union St					
16	2041 Union St								
8	Tapscott Street Rehab	3534	1	725 Howard Ave	8	4			
			33	170 Tapscott St					
			36	184 Tapscott St					
			39	192 Tapscott St					
			41	194 Tapscott St					
			43	188 Tapscott St					
		3549	44	190 Tapscott St					
			6	199-209 Tapscott St					
			11	187-197 Tapscott St					
		3550	16	175-185 Tapscott St					
			34	728-738 Howard Ave					
			1357	65			1371 St. Marks Ave	8	4
				68			1367 St. Marks Ave		
1369	58	1629 Park Pl							
	29	1630 Park Pl							
1375	31	1636 Park Pl							
	34	1640 Park Pl							
	36	1646 Park Pl							
1381	13	1624 Sterling Pl							
	13	43 Tapscott St							
10	Howard Avenue	3511	22	1-17 Tapscott St	5	3			
			46	574-582 Howard Ave					
			21	602-614 Howard Ave					
			3512	51			571 - 611 Howard Ave		
				51			32-48 Grafton St		
11	Howard Avenue - Park Place	1466	42	486 Howard Ave	8	3			
			43	488 Howard Ave					
			44	490 Howard Ave					
			45	492 Howard Ave					
			47	1765-1767 Sterling Pl					
			49	494-496 Howard Ave					
			49	1761-1763 Sterling Pl					
			1470	1			1649 St. Johns Pl		
3	555 Ralph Ave								
3	1651-1659 St. Johns Place								
8	547-553 Ralph Ave								
8	545 Ralph Ave								
9	543 Ralph Ave								
10	541 Ralph Ave								
1470	11	1702-1716 Sterling Place							
	15	537-539 Ralph Ave							
	15	1720-1722 Sterling Pl							

11	Howard Avenue - Park Place (cont.)	1470	17	1724 Sterling Pl	5	4	
			18	1726 Sterling Pl			
			19	1728 Sterling Pl			
			20	1730-1732 Sterling Pl			
			22	1734 Sterling Pl			
			23	1736 Sterling Pl			
			24	1738 Sterling Pl			
			25	1740 Sterling Pl			
			33	1758 Sterling Pl			
			35	1764-1768 Sterling Pl			
			36	498 Howard Ave			
			37	1770-1776 Sterling Pl			
				500 Howard Ave			
			38	502 Howard Ave			
			39	506-510 Howard Ave			
41	514 Howard Ave						
48	1703 St. Johns Pl						
49	1701 St. Johns Pl						
50	1697 St. Johns Pl						
12	Ocean Hill - Brownsville	1431	51	1695 St. Johns Pl	5	4	
			52	1693 St. Johns Pl			
			53	1691 St. Johns Pl			
			55	1689 St. Johns Pl			
			58	1687 St. Johns Pl			
			59	1681-1685 St. Johns Pl			
			73	504 Howard Ave			
			148	1695A St. Johns Pl			
			160	1679 St. Johns Pl			
			1471	1			1737-1745 St. Johns Pl
				5			515 Howard Ave
				4			513 Howard Ave
				5			511 Howard Ave
				6			509 Howard Ave
				7			507 Howard Ave
				8			505 Howard Ave
				9			503 Howard Ave
				10			501 Howard Ave
				11			497-499 Howard Ave
			14	1790 Sterling Pl			
			15	1792 Sterling Pl			
16	1794 Sterling Pl						
17	1796-1798 Sterling Pl						
18	1800 Sterling Pl						
19	1802 Sterling Pl						
20	1804 Sterling Pl						
21	1806 Sterling Pl						
22	1810 Sterling Pl						
23	1812 Sterling Pl						
24	1814 Sterling Pl						
53	1483-1485 Eastern Pkwy						
55	1481 Eastern Pkwy						
57	1755-1757 St. Johns Pl						
61	1747-1753 St. Johns Pl						
13	Park Rock Rehab	1373	37	2041 Pacific St	9	4	
			39	324 Howard Ave			
			43	334-336 Howard Ave			
			1	2065 Dean St			
			10	2020 Pacific St			
1379	34	1468 Park Pl					
	37	1474 Park Pl					
	40	1480-1484 Park Pl					
	43	208 Rochester Ave					
	46	218 Rochester Ave					
1379	49	1521 Sterling Pl					
	39	1522 Sterling Pl					
	41	230 Rochester Ave					
	41	232 Rochester Ave					
	43	234 Rochester Ave					
14	Sterling Place (St. Johns - Sterling)	1373	54	1511 Sterling Pl	6	4	
			1379	31			1506 Sterling Pl
				55			1491 St. Johns Pl
				59			1487 St. Johns Pl
			1381	18			1483 St. Johns Pl
15	Sterling Place (St. Johns - Buffalo)	1380	1375	2	225 Buffalo Ave	7	4
			1379	8	1448 Sterling Pl		
			8	1452 Sterling Pl			
			25	1568 Sterling Pl			
			28	1578 Sterling Pl			
			31	1588 Sterling Pl			
			34	1598 Sterling Pl			

**NATIONAL ENVIRONMENTAL POLICY ACT
CATEGORICAL EXCLUSIONS – SUBJECT TO 24 CFR § 58.35
NYCHA REID APARTMENTS – PARK ROCK CONSOLIDATED PACT
Brooklyn, New York**

PREPARED FOR:

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APRIL 2023

CATEGORICAL EXCLUSION (subject to 58.5)

24 CFR 58.35 (a)

It is hereby certified that the following activities comprising the **NYCHA Reid Apartments – Park Rock Consolidated PACT** have been reviewed and determined to be a categorically excluded activity per 24 CFR 58.35(a). Categorical exclusion refers to a category of activities for which no environmental impact statement or environmental assessment and finding of no significant impact under NEPA is required, except in extraordinary circumstances (see § 58.2(a)(3)) in which a normally excluded activity may have a significant impact.

- (1) Acquisition, repair, improvement, reconstruction or rehabilitation of public facilities and improvements (other than buildings) when the facilities and improvements are in place and will be retained in the same use without change in size or capacity of more than 20% (i.e. replacement of water or sewer lines, reconstruction of curbs and sidewalks, repaving of streets).
- (2) Special projects directed to the removal or material and architectural barriers that restrict the mobility of and accessibility to elderly and handicapped persons.
- (3) Rehabilitation of buildings and improvements when the following conditions are met:
 - (i) In the case of a building for residential use (with one to four units), the density is not increased beyond four units, the land use is not changed, and the footprint of the building is not increased in a floodplain or in a wetland;
 - (ii) In the case of multi-family residential buildings:
 - (A) Unit density is not changed more than 20%;
 - (B) The estimated cost of rehabilitation is less than 75% of the total estimated cost of replacement after rehabilitation;
 - (C) The project does not involve changes in land use from residential to non-residential.
 - (iii) In the case of non-residential structures, including commercial, industrial, and public buildings:
 - (A) The facilities and improvements are in place and will not be changed in size or capacity by more than 20%; and
 - (B) The activity does not involve a change in land use, such as from non-residential to residential, commercial to industrial or from one industrial use to another.

- (4) (i) An individual action on up to four dwelling units where there is a maximum of four units on any one site. The units can be four one-unit buildings or one four-unit building or any combination in between; or
- (ii) An individual action on a project of five or more housing units developed on scattered sites when the sites are more than 2,000 feet apart and there are not more than four housing units on any one site.
- (iii) Paragraphs (a)(4)(i) and (ii) of this section do not apply to rehabilitation of a building for residential use (with one to four units) (see paragraph (a)(3)(i) of this section).
- (5) Acquisition (including leasing) or disposition of, or equity loans on an structure, or acquisition (including leasing) of vacant land provided that the structure or land acquired, financed, or disposed of will be retained for the use.
- (6) A combination of the above activities.

The Statutory Checklist is attached.

Signature:



Vlada Kenniff
Senior Vice President for Sustainability,
NYCHA Asset & Capital Management, Sustainability

4/10/2023

DATE

STATUTORY WORKSHEET

Use this worksheet **only** for HUD projects that are Categorically Excluded per 24 CFR 58.35(a).

24 CFR §58.5 STATUTES, EXECUTIVE ORDERS & REGULATIONS

PROJECT NAME and DESCRIPTION - Include all contemplated actions that logically are either geographically or functionally part of the project:

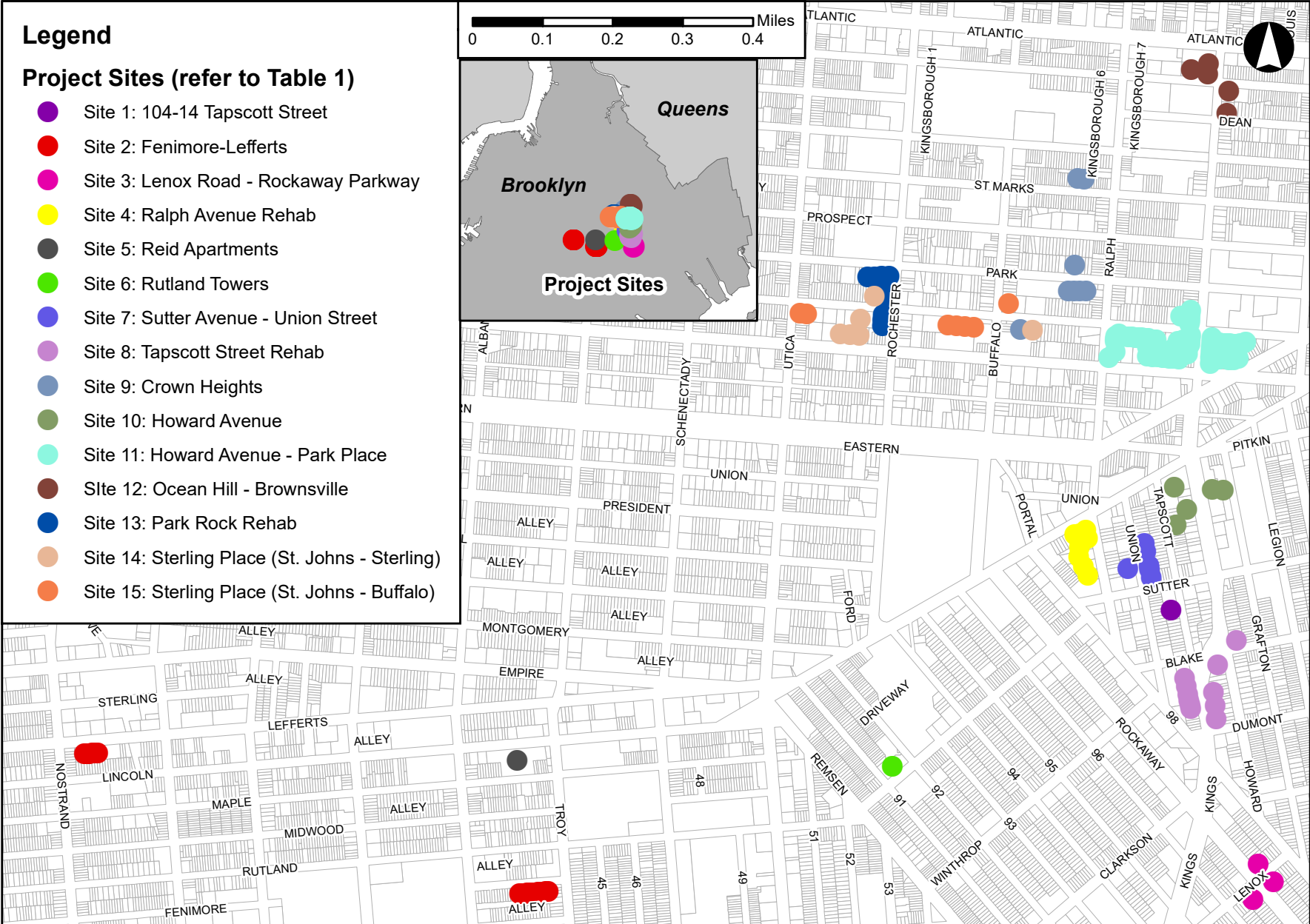
NYCHA PACT Reid Apartments – Park Rock Consolidated: *15 development sites, 88 buildings, 1,696 residential units (Please refer to **Appendix 1** for a full list of addresses and **Appendix 2** for NYCHA Development Maps).*

Under the New York City Housing Authority (“NYCHA”) preservation initiative Permanent Affordability Commitment Together (“PACT”), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (“HUD”) for the disposition of public housing property as authorized under the federal Rental Assistance Demonstration (“RAD”) created by the Consolidated and Further Continuing Appropriations Act of 2012 (Public Law No. 112-55, approved November 18, 2011), as amended, and the corresponding HUD Notice H-2019-09 PIH 2019-23 (HA) (September 5, 2019), and as authorized under Section 18 of the U.S. Housing Act of 1937 as amended and implementing regulations of 24 C.F.R. Part 970 (“Section 18”).

Approval of the disposition of public housing property from HUD under RAD and Section 18 will facilitate the rehabilitation and preservation of such housing as long-term Section 8 project-based vouchers assisted housing. Under this PACT project (PACT Round 9), NYCHA will convey 15 public housing developments of the Reid Apartments – Park Rock Consolidated located in the State and City of New York, in the Crown Heights neighborhood of Brooklyn, New York (the “Project Sites” illustrated in **Figure 1**). NYCHA will convey the Project Sites through a lease to NYC PACT Preservation MM LLC, which is comprised of BRP Development Partners LLC, NYC PACT Preservation Member LLC, and Urbane Development Group LTD (collectively, the “Developer”) (“Proposed Action”). The Proposed Action also involves the approval of public financing, as detailed further below.

This Proposed Action would allow for a public/private partnership and a 99-year ground lease between NYCHA and the Developer, to allow for the financing, rehabilitation, operation, management, preservation of social services, unit affordability and resident rights in line with Section 8 housing requirements at a total of 15 existing affordable housing buildings at the Project Sites (the “Proposed Project”). The Proposed Project addresses both the needs captured by the RAD Physical Condition Assessment (“RPCA”) and those arising from resident and NYCHA priorities, particularly around heating, security, and the mitigation of lead, mold, asbestos hazards, and radon. For all HUD-assisted projects, radon must be considered in the site contamination analysis. As a result, the Developer is in the process of radon testing across all (15) developments. If results reveal radon gas levels in excess of the U.S. Environmental Protection Agency (EPA) action levels, further action(s) will be taken by the Developer, including tenant notification or installation of a radon mitigation system. The Proposed Project will address all major issues identified in the RPCA and detected by the Developer during in-unit inspections and resulting from other due diligence throughout the course of the Proposed Project.

The (15) developments of the Project Sites, encompassing a total of 1,696 dwelling units (DUs), would undergo rehabilitation of building infrastructure and amenities, remediation and controls, the implementation of security measures, and the development of a social services program tailored to the individual needs of the resident community. The rehabilitation of each site would take less than 24 months, and the total construction timeline for the Project Sites would not exceed three years. As detailed in **Table 1** below, the Project Sites include 88 buildings, which currently house approximately 3,685 residents in 1,696 DUs. The Proposed Project will include apartment and building renovations,



NYCHA Reid Apartments - Park Rock Consolidated PACT

Figure 1
Project Location Map

system upgrades, and site and grounds upgrades as required (see **Appendix 3: Scope of Work**) for a full list of development renovations. Planned renovations include, but are not limited to:

- **APARTMENTS:**
 - In-unit comprehensive rehabilitation of kitchens, bathrooms, floors, ceilings, etc.
- **BUILDINGS:**
 - Repair and upgrades to common areas, hallways, back of house spaces.
 - Façade, envelope, roofing, and waterproofing replacement and repairs.
 - Abatement and site remediation.
 - Structural repairs.
- **SYSTEMS:**
 - Fire alarm and sprinkler upgrades.
 - Elevator modernizations.
 - Communications cabling and systems repair and replacement, including intercoms, cable, security, etc.
 - Installation of new, comprehensive security systems.
- **SITE AND GROUNDS:**
 - Site and amenity improvements, including playgrounds, parking lots, sidewalks, etc.
 - Rehabilitation of landscaping and irrigation systems.
- **ENERGY AND SUSTAINABILITY¹**
 - Energy recovery ventilation.
 - Electric space heating and cooling (heat pump).
 - Electrification of plumbing.

The Proposed Project also includes upgrades to the Project Sites in order to comply with the Uniform Federal Accessibility Standards (UFAS) and Home Ventilating Institute (HVI) performance standards. No changes to uses or the number of residents on the Project Sites would occur as a result of the Proposed Project.

The New York City Department of Environmental Protection (NYC DEP) has developed a Green Infrastructure Program. The goal of the program is to ensure adaptive “green” and “grey” projects to improve water quality in priority waterbodies within New York City to reduce combined sewer overflow and improve water quality while enhancing the City’s urban environment. In the PACT pre-development for the Proposed Project, NYC DEP tasked NYCHA with implementation of the program at two of the Project Sites: (1) Reid Houses and (2) Howard Houses (i.e., the PACT Reid Park Green Infrastructure Sites). The NYC DEP Program will take place at the two PACT Reid Park Green Infrastructure Sites in concert with the Proposed Project. In addition, NYC DEP has secured adequate capital and operating resources to implement its Green Infrastructure at the PACT Reid Park Green Infrastructure Sites.

In addition to the Proposed Project scope, the Developer will be required to meet certain requirements for non-interference with any pre-existing green infrastructure (GI) installed by NYC DEP. The Developer will also be required to provide access and otherwise cooperate with any green infrastructure projects that are planned, designed, or in construction at the time of construction closing. NYCHA and NYC DEP have planned green infrastructure projects at the Howard Avenue and Reid Apartments Developments of the PACT Reid and Park Rock Consolidated projects. Post-closing, the Developer will be responsible for maintaining green infrastructure on-site in alignment with NYC DEP Standards. Terms regarding the operations and maintenance at the PACT Reid Park Green Infrastructure Sites will be agreed upon by

¹ Please note that these are preliminary, conceptual plans, as the full extent of the supplemental energy and sustainability scope for the Proposed Project is still being determined.

NYCHA and the Developer and documented in the PACT Operation Agreement and other required documents.

To facilitate the Proposed Project, the Proposed Action includes the approval of public financing from HUD and the New York City Department of Housing Development Corp. (NYC HDC). The sources of financing include a combination of equity, debt, and property income. Sources of funding include a construction and permanent loan from Fannie Mae serviced by Merchants Bank, a seller note payable from cash flow provided by NYCHA, Developers' Equity, Interim Income and subordinate subsidy financing from New York City's Office of Management and Budget (NYC OMB) facilitated by NYC HDC. NYC HDC and/or Freddie Mac or Fannie Mae will provide permanent financing. Merchants Bank will service the loan and will monitor construction through its third-party monitor.

For the Proposed Action, the New York City Department of Housing Preservation & Development (NYC HPD) will be serving as the Responsible Entity (RE) for NYCHA pursuant to the National Environmental Policy Act (NEPA) 24 C.F.R. Part 58.

Table 1: PACT Reid Apartments – Park Rock Consolidated: Basic Building Information¹

Map No. ²	Name	Block/Lot	No. of Buildings	Dwelling Units	General Property Description
1	104-14 Tapscott Street	3532/30	1	30	One, 4-story residential building
2	Fenimore-Lefferts	4818/136 4818/135 4818/134 4818/133 4818/33 4818/31 4818/30 4818/29 4818/28 4818/27 4818/26 4818/25 1330/7 1330/8 1330/9 1330/10 1330/11 1330/12	18	36	Eighteen, 2-story residential buildings
3	Lenox Road – Rockaway Parkway	4671/7 4672/1 4652/45	3	74	Three, 4-story residential buildings
4	Ralph Avenue Rehab	3508/38 3508/42 3508/46 3508/50 3508/54 3508/34 3508/36 3508/41	5	118	Five, 4-story residential buildings
5	Reid Apartments	4795/16	1	229	One, 20-story residential building
6	Rutland Towers	4594/64	1	61	One, 6-story residential building

Map No. ²	Name	Block/Lot	No. of Buildings	Dwelling Units	General Property Description
7	Sutter Avenue – Union Street	3510/1 3510/11 3509/59 3510/16 3510/7 3510/6	3	100	Three, 4- & 6-story residential buildings
8	Tapscott Street Rehab	3534/1 3550/34 3549/36 3550/16 3549/41 3550/11 3549/39 3550/6 3549/41 3549/43 3549/44	8	155	Eight, 4-story residential buildings
9	Crown Heights	1381/13 1357/68 1357/65 1369/58 1375/29 1375/31 1375/31 1375/34 1375/36	8	121	Eight, 4-story residential buildings
10	Howard Avenue	3511/13 3512/51 3512/21 3511/22 3511/46 3511/22	5	149	Five, 3-story residential buildings & one, 3-story non-residential building
11	Howard Avenue – Park Place <i>(continued below)</i>	1466/47 1466/49 1470/36 1470/35 1470/37 1470/39 1470/73 1470/53 1470/55 1470/160 1470/58 1470/59 1470/52 1470/1 1470/11 1470/3 1470/8 1470/9 1470/10 1470/20 1470/19 1470/22 1470/23 1470/15 1470/17 1470/18	8	156	Eight, 3-story residential buildings

Map No. ²	Name	Block/Lot	No. of Buildings	Dwelling Units	General Property Description
11	Howard Avenue – Park Place (continued from above)	1471/1 1471/10 1471/11 1471/6 1471/7 1471/8 1471/9 1471/21 1471/22 1471/23 1471/24 1471/16 1471/18 1471/19 1471/20 1471/14 1471/15 1471/17 1471/53 1471/61 1471/59 1471/57 1471/4 1471/5	8	156	Eight, 3-story residential buildings
12	Ocean Hill – Brownsville	1431/37 1431/43 1431/39 1439/10 1439/1	5	125	Five, 4-story residential buildings
13	Park Rock Rehab	1373/34 1373/37 1373/40 1373/43 1370/46 1370/49 1370/39 1370/41 1370/43	9	134	Nine, 4-story residential buildings
14	Sterling Place Rehabs (St. Johns – Sterling)	1379/63 1379/55 1379/31 1373/54 1381/18	6	83	Five, 4-story residential buildings
15	Sterling Place Rehabs (St. Johns – Buffalo)	1379/8 1379/11 1380/25 1380/28 1380/31 1380/34 1375/2	7	125	Seven, 4-story residential buildings
Totals:			88	1,696	
Notes: ¹ A detailed table of building information, including building addresses, is provided in Appendix 1 . ² Refer to Figure 1 . Sources: NYCHA; Department of City Planning					

The Proposed Action is determined to be categorically excluded according to 24 CFR 58.35 (a)(6). By signing this statutory worksheet, both NYCHA and the Developer ensure that the Proposed Action would be conducted as described herein.

By signing this document required for the requested property disposition and other federal assistance, the Developer commits to implementing the measures required by this environmental review and will advise NYCHA and NYC HPD, as the Responsibility Entity (RE) for the project's federal environmental review, of any proposed change in scope of the project, or any change in environmental conditions in accordance with 24 CFR 58.71 (b). NYC HPD, acting as the RE for the environmental review on behalf of NYCHA, will advise HUD of any proposed change in the scope of the Proposed Action and subsequent site improvements, or any change in environmental conditions in accordance with 24 CFR 58.71 (b).

Conditions for approval include measures related to hazardous materials and noise measures that would be provided as part of the Proposed Project by the Developer and required through PACT and Development Agreements between NYCHA and the Developer, as well as the applicable funding agreements between the Developer and NYC HDC.

DIRECTIONS – Write “A” in the Status Column when the project, by its nature, does not affect the resources under consideration; OR write “B” if the project triggers formal compliance consultation with the oversight agency, or requires mitigation (see Statutory Worksheet Instructions). Compliance documentation must contain verifiable source documents and relevant base data. Attach reviews, consultations, and special studies as appropriate.

Compliance Factors:

Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5

**Status
A / B**

Compliance Finding and Documentation

<p>Historic Preservation [36 CFR Part 800]</p>	<p>A</p>	<p>On September 18, 2018, a Section 106 Programmatic Agreement was executed among NYCHA, NYC HPD, and the New York State Historic Preservation Office (SHPO), in collaboration with the New York City Landmarks Preservation Commission (LPC) and HUD (see Appendix 4). The Programmatic Agreement covers a range of NYCHA programs and activities funded by or subject to approval from HUD. According to Appendix A of the executed Programmatic Agreement, the Reid Park Rock Consolidated Development Sites are not listed or eligible for listing on the State/National Registers of Historic Places (S/NR), nor are the sites designated as a New York City Landmark by LPC. Furthermore, the rehabilitation activities to be facilitated by the Proposed Action are consistent with Programmatic Agreement Appendix B, “NYCHA Activities Exempt from Review by SHPO.” As directed by NYCHA and SHPO, the 2018 Programmatic Agreement, therefore, satisfies the requirements of Section 106 of the National Historic Preservation Act. No impacts related to historic preservation would occur, and no further consultation is required.</p> <p>Refer to the executed Programmatic Agreement and correspondence with SHPO provided in Appendix 4.</p>
<p>Floodplain Management [24 CFR 55, Executive Order 11988]</p>	<p>A</p>	<p>Based on a review of the Federal Emergency Management Agency (FEMA) Preliminary Flood Insurance Rate Maps of all (15) Development Sites, none of the Project Sites are located within a Special Flood Hazard Area (see figure in Appendix 5). Therefore, the Proposed Project would not have any significant adverse impacts on floodplain management.</p> <p>Source: https://msc.fema.gov/portal/home</p>
<p>Wetland Protection [Executive Order 11990]</p>	<p>A</p>	<p>The Project Sites are not located in and do not encroach upon any federal wetlands (see figure in Appendix 5). Categorically excluded activities subject to 24 CFR 58.35 (a)(5) are not required to be reviewed for consistency with EO 11990. As such, the Proposed Project would not violate Executive Order 11990 or result in any significant adverse impacts to wetland protections.</p> <p>Source: https://www.fws.gov/program/national-wetlands-inventory/wetlands-mapper</p>
<p>Coastal Zone Management Act [Sections 3071, (d)]</p>	<p>A</p>	<p>The Project Sites are not located within New York City’s designated Coastal Zone Boundary (see figure in Appendix 5). Therefore, the Proposed Project would not violate the Coastal Zone Management Act and no further action is required.</p> <p>Source: https://zola.planning.nyc.gov/</p>

<p>Sole Source Aquifers [40 CFR 149]</p>	<p>A</p>	<p>As illustrated in Appendix 5, the Project Sites are located above the Brooklyn-Queens Sole Source Aquifer (SSA). Rehabilitation and operation of the Proposed Project would not adversely affect the Brooklyn-Queens sole source aquifer or drinking water supplies. Groundwater is not used as a potable water supply in the area, and the Proposed Project would not result in groundwater withdrawal or have the potential to affect quality of the Brooklyn-Queens sole source aquifer. As such, the Proposed Project would not have the potential to result in significant adverse impacts to groundwater resources on or in the vicinity of the Project Sites and would not violate 40 CFR 149.</p> <p>Source: https://epa.maps.arcgis.com/apps/webappviewer/index.html?id=9ebb047ba3ec41ada1877155fe31356b</p>
<p>Endangered Species Act [50 CFR 402]</p>	<p>A</p>	<p>The Project Sites are located in Brooklyn, a substantially developed urban area. According to information obtained through the U.S. Fish and Wildlife Service's IpaC website, the Federally Listed Endangered and Threatened Species and Candidate Species located in the vicinity of the Project Sites include two types of birds, one species of insects, and one flowering plant: the Piping Plover (threatened), the Red Knot (threatened), the Monarch butterfly (candidate), and the Seabeach Amaranth (threatened). However, the Project Sites are not critical habitats to these species, and the Proposed Project involves rehabilitation of existing and occupied developments and would not directly affect any nearby critical habitats. Therefore, the Proposed Project would not violate the Endangered Species Act and would not result in any significant adverse impacts to endangered species.</p> <p>Source: https://ipac.ecosphere.fws.gov/</p>
<p>Wild and Scenic Rivers Act [Sections 7(b), and (c)]</p>	<p>A</p>	<p>There are no designated Wild or Scenic Rivers within or adjacent to the Project Sites. As such, no impacts would result from the Proposed Action and further assessment is not required.</p> <p>Source: https://nps.maps.arcgis.com/apps/MapJournal/index.html?appid=ba6debd907c7431ea765071e9502d5ac#</p>
<p>Air Quality [Clean Air Act, Sections 176 I and (d), and 40 CFR 6, 51, 93]</p>	<p>A</p>	<p>The Proposed Project involves a conversion of assistance and the rehabilitation of existing, occupied residential buildings and would not result in any changes in use or population. Therefore, the Proposed Project would not generate any incremental vehicular traffic, and no exceedances of the National Ambient Air Quality Standard (NAAQS) associated with carbon monoxide (CO) or particulate matter (PM) would occur. The Proposed Project does not include a transportation or industrial component, and as such, it would not result in any new stationary source of pollutants or adversely affect the State Implementation Plan (SIP).</p> <p>No adverse impacts to air quality would occur as a result of the Proposed Project. Rather, with the proposed upgrades to the Project Sites, including better building quality for residents as a result of improvements to</p>

		building systems, the mitigation of indoor vapors, lead-based paint, asbestos and mold. In addition to compliance with Home Ventilating Institute (HVI) performance standards. The Proposed Project is expected to improve air quality for tenants of the buildings comprising the Project Sites.
Farmland Protection Policy Act [7 CFR 658]	A	The Proposed Project is located in a densely developed urban area of Brooklyn, and would not cause disturbance of Prime, Unique, or Statewide Important Farmland, or involve the conversion of farmland to a non-agricultural use. Therefore, the Proposed Project would not violate the Farmland Protection Policy Act. No further assessment is required.
Environmental Justice [Executive Order 12898]	A	The Proposed Project would not result in a disproportionately high adverse human health impact or environmental impact on minority or low-income populations. NYCHA has a large senior population and an increasing younger population. As discussed above, the Proposed Project includes the rehabilitation of 15 existing affordable housing developments in Brooklyn owned and operated by NYCHA. The conversion and rehabilitation that would occur as a result of the Proposed Project would improve the quality of life and social services for all age groups in the NYCHA community. Therefore, the Proposed Project would not result in any unmitigated adverse environmental impacts.
HUD ENVIRONMENTAL STANDARDS Noise Abatement and Control [24 CFR 51B]	B	<p>The Proposed Action involves a conversion of assistance and rehabilitation of an existing, occupied residential development. No changes to the existing ambient noise conditions near the Project Site would occur as a result of the Proposed Action.</p> <p>In order to assess the existing ambient noise conditions in the vicinity of the Project Developments, PHA conducted noise monitoring at each of the Project Sites during the AM, Midday, and PM Peak hours. Mobile sources (i.e., traffic) and nearby trains were the dominant source of noise near the Project Sites. Therefore, it was appropriate to document noise conditions during these three time periods (8-9 AM, 12-1 PM, and 5-6 PM) during peak traffic conditions. Monitoring was conducted in September and October of 2022. Specific dates for each monitoring period are included in Table 2 of Appendix 6.</p> <p>Table 1 in Appendix 6 documents the location and duration of noise monitoring conducted at each of the Project Sites.</p> <p>As shown in Table 2 in Appendix 6, Sites 1, 2b (the Fenimore Street property of the Fenimore-Lefferts Cluster) 7, 5, 9, 13, 14, and 15, would experience L_{dn} noise levels below 65 dBA. Therefore, these sites would be considered under the Acceptable noise zone and no attenuation would be required.</p> <p>At Sites 2a (The Lefferts Place property of the Fenimore-Lefferts Cluster), 3, 4, 6, 8, 10, 11, and 12 each</p>
Noise Abatement and Control: A) The project <u>does not</u> involve development of noise sensitive uses, OR the project is not within 15 miles of a civil airport or military airfield, within 1000 feet of major highways or busy roads, or within 3000 feet of a railroad, OR ambient noise level is documented to be 65 LDN (CNEL) or less, based upon the HUD Noise Assessment Guidelines (NAG); B) Development project requires mitigation to meet HUD's noise standards at 24 CFR 51B.		

		<p>experience L_{dn} levels above 65 dBA, but less than 75 dBA, placing these sites in the Normally Unacceptable noise zone.</p> <p>As the Proposed Project consists of rehabilitation of 88 residential buildings, rather than construction of new buildings, attenuation is not required but strongly recommended pursuant to HUD guidance.</p> <p>As part of the project scope of work, the PACT Developer will replace and install new windows. In order to achieve the HUD Interior Noise Goal of 45 dBA day-night average sound level (DNL), and to mitigate the potential for noise impacts, the sound transmission class (STC) rating of the window system will be at a rating of 27.</p> <p>The existing windows will be replaced with a STC rating of 27 during the reconstruction phase, as part of the Proposed Project.</p> <p>Where practical, the Developer will consider the feasibility of providing attenuation at Sites 2a (The Lefferts Place property of the Fenimore-Lefferts Cluster), 3, 4, 6, 8, 10, 11, and 12.</p> <p>As the L_{dn} level would not exceed 75 dBA at any of the Project Sites, no significant impacts would occur, and further analysis is not warranted.</p> <p>See Appendix 6 for a summary of noise monitoring locations, results, and a certified architecture letter on Windows STC Rating.</p>
<p>Explosive and Flammable Operations [24 CFR 51C]</p>	<p>A</p>	<p>Categorically excluded activities subject to 24 CFR 58.35 (a)(5) are not required to be reviewed for consistency with 24 CFR 51c because the number of persons exposed is not increased. As such, no impacts would occur as a result of the Proposed Project.</p>
<p>Toxic Chemicals and Radioactive Materials [24 CFR 58.5(i)(2)]</p>	<p>B</p>	<p>All sites that are part of HUD programs must be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances where a hazard could affect the health and safety of occupants or conflict with the intended utilization of the property. The environmental review of non-residential properties or multi-family housing with five or more units must include the evaluation of previous uses of the Project Sites or other evidence of contamination on or near the Project Sites to ensure the occupants of the properties are not adversely affected by hazardous materials.</p> <p style="text-align: center;"><i>Phase I ESA Summary (October 2021)</i></p> <p>In October 2021, Equity Environmental Engineering, LLC conducted Phase I Environmental Site Assessments (ESA) for all (15) Project Sites in accordance with ASTM Standard E1527-13, Standard Practice for Environmental Site Assessment Practice. The Phase I ESAs incorporated a review of environmental and historical records, including regulatory database review, site reconnaissance, or inspection, interviews, and final Phase I ESA report</p>

	<p>preparation. These reports were subsequently reviewed by ALC Environmental in the Spring of 2022. The Phase I ESA Reports identified several Recognized Environmental Conditions (RECs) and Vapor Encroachment Conditions (VECs), in connection with many of the (15) Project Sites, including evidence of mold growth, water and sewage leaks, floor staining and leaking hydraulic oils, and asbestos containing materials (ACM), among other conditions, in and in close proximity to multiple buildings on the Project Sites. Based on the findings of the Phase I ESA Reports, Equity Environmental recommended further investigation (Phase II) be conducted at a majority of the Project Sites in accordance with a New York City Department of Environmental Protection (NYC DEP) approved Phase II Work Plans and Health and Safety Plans (HASPs).</p> <p>Based on a third-party review of all (15) Phase I ESA Reports, prepared by Equity Environmental, STV prepared (10) Phase II Work Plans and HASPs from September 2022 through October 2022. The Work Plans proposed soil, groundwater, sub-slab soil vapor, and indoor air sampling and analysis throughout designated Project Sites. The Work Plans and HASPs were submitted by NYCHA to NYC DEP for review.</p> <p style="text-align: center;"><i>Phase II Environmental Site Investigations: Results and Recommendations (November 2022 – December 2022)</i></p> <p>In November 2022 through December 2022, ALC performed Phase II Investigations at a total of (10) development sites of the Reid-Park Rock project.</p> <p>All Phase II Investigations were conducted in accordance with the DEP approved 2022 Work Plans, HASPs and the City Environmental Quality Review Technical Manual (CEQR Tech Manual).</p> <p>The investigations featured a series of sampling events across the sites, including the performance of a Ground Penetrating Radar (GPR) Survey, to determine the presence of an UST, sub-slab vapor sampling, indoor air, and outdoor air sampling, which included the installation of slab soil vapor points in basement and exterior areas of the residential buildings.</p> <p>Prior to the concurrent soil vapor and indoor air monitoring events. Air samples were analyzed for Volatile Organic Compounds (VOCs) through EPA testing method TO-15. While the soil samples were analyzed for a range of analytes including VOCs, Semi Volatile Organic Compounds (SVOC), TAL metals, PCBs, and Pesticides.</p> <p>Limited subsurface investigations were also performed across some of the developments. This included the advancement of soil borings in areas of proposed ground disturbance and the collection and analysis of discrete soil samples at varying depths, Soil samples were collected using direct push drilling technologies. A</p>
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	<p>Geoprobe Macro Core sampler fitted with new plastic inner sleeves was used to collect the soil samples at soil boring locations.</p> <p>The analytical results from the Phase II Investigations proved to have limited environmental impacts and revealed the presence of historical/urban fill on site. Soil samples contained SVOC compounds and metals.</p> <p style="text-align: center;"><i>RAP and CHASP Summary (December 2022 – February 2023)</i></p> <p>The December 2022 through February 2023 Remedial Action Plans (RAP) and associated Construction Health and Safety Plans (CHASP) prepared by ALC Environmental included items such as: continued monitoring, transportation and disposal of soil/fill, contingency measures if contamination or petroleum bulk storage tanks should be unexpectedly discovered, soil removal if ground disturbance is required, UST tank removal prior to ground disturbance during reconstruction, vapor barrier system (Retro-Coat Vapor Intrusion Coating System) and Sub-Slab Depressurization System (SSD) for potential migration of VOCs from the subsurface soil vapor. On March 14, 2023, NYC DEP approved the last of all RAPs and CHASPs submitted for the Proposed Project.</p> <p>With the NYC DEP-approved measures included as part of the PACT rehabilitation activities, and enforced through NYCHA and the PACT Developer Agreements, no significant adverse impacts related to hazardous materials would occur in connection to the Proposed Project (Appendix 7: DEP Approved RAP/CHASP Notices.)</p> <p>The Developer is committed to implementing all final remediation actions, as approved by the NYC DEP, as part of the proposed PACT rehabilitation scope of work.</p> <p style="text-align: center;"><i>Conclusions</i></p> <p>The Proposed Project entails the comprehensive rehabilitation of the buildings, systems, and grounds of the Project Sites, including abatement, site remediation, structural repairs, and waterproofing. All investigations and rehabilitations recommended in the Phase I ESAs and subsequent ALC Environmental reviews will be incorporated into the Proposed Project, to rid the Project Sites of any identified or potential hazardous materials. With the incorporation of these measures, no significant adverse hazardous materials impacts would occur in the future with the Proposed Project.</p> <p>As the Responsible Entity for review of the Proposed Action under 24 CFR Part 58, HPD will submit an executed Request Release of Funds and Certification (RROF) to HUD that includes NYCHA's receipt of NYC DEP's written approval on the Phase II Scope of Work proposals at the Project Sites, as described in the September-October 2022 Phase II Scope of Work (SOW) and Health and Safety Plans (HASPs). Implementation of the NYC DEP-approved SOWs and HASPs by the</p>
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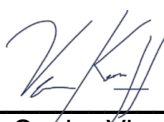
		<p>developer would ensure that no impacts related to hazardous materials contamination in soil and groundwater would result from the Proposed Action.</p> <p>Plans for the abatement of lead and asbestos-containing material (ACM) are currently in process and will be finalized prior to the Proposed Project. The Developer will also draft a Mold Operations and Maintenance (O&M) Plan and Mold Capital Plan to manage and address mold conditions. Lastly, as part of the PACT Program, the Developer is required to test for radon. Testing for radon is currently in progress.</p> <p>According to a New York State Department of Health database dated October 2019, the average level of radon found in basements in Brooklyn is 2.12 picocuries/liter (pCi/L), below the EPA recommended action level of 4 pCi/L</p> <p>If the results reveal radon gas levels in excess of action levels further action(s) will be taken by the Developer. These actions may include tenant notification, installation of a radon mitigation system (i.e., sealing of the basement floor, installation of a vent pipe and ventilation fan), and the development of an operations, monitoring, and maintenance (OM&M) program. With the incorporation of these measures, no unmitigated adverse environmental impact will result.</p> <p>Sources: Phase I ESA Reports (Equity Environmental); Phase II Investigation Report (ALC); RAP and CHASP Reports (ALC); http://www.epa.gov/radon)</p>
<p>Airport Clear Zones and Accident Potential Zones [24 CFR 51D]</p>	<p>A</p>	<p>The Project Sites are not within one mile of military airports or 2,500 feet of any civil airports. Therefore, no further assessment is warranted, and no significant adverse impacts would occur to airport clear zones or accident potential zones as a result of the Proposed Project.</p>

DETERMINATION:

- () This project converts to Exempt, per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license (Status "A" has been determined in the status column for all authorities); **funds may be drawn down** for this (now) EXEMPT project; OR
- (X) This project cannot convert to Exempt because one or more statutes/authorities require consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (form HUD 7015.16) per Sections 58.70 and 58.71 before drawing down funds; OR
- () The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58, Subpart E.

Preparer Signature: 
Title/Agency: Dianne O'Brien, AICP, Senior Planner
Philip Habib & Associates
Date: 3/31/2023

Project Sponsor Signature:  4/5/2023
Title/Organization: Brett Meringoff, Managing Partner, Development
NYC PACT Preservation MM LLC
Date:

Lead Agency Signature:  4/10/2023
Title/Agency: Vlada Kenniff, Senior Vice President for Sustainability,
NYCHA Asset & Capital Management, Sustainability
Date:

Certifying Officer Responsible Entity Signature:  04/19/2023
Title/Agency: Anthony Howard, Director, Environmental Planning
Division of Building and Land Development Services, NYC HPD
Date:

Other Requirements (Section 58.6) Checklist

PROJECT NAME: NYCHA Reid Apartments – Park Rock Consolidated PACT

In addition to the duties under the laws and authorities specified in 58.5 for assumption by Responsible Entities (RE's) under the laws cited in 58.1(b), RE's must comply with the following requirements. Applicability of the following requirements does not trigger the certification and release of funds procedure under this Part or preclude exemption of an activity under 58.34 (a) (12) and/or the applicability of 58.35(b). However, the RE remains responsible for addressing the following requirements in its ERR and meeting these requirements, where applicable, regardless of whether the activity is exempt under 58.34 or Categorically Excluded under 58.35 (a) or (b).

- (a) Federal Flood Insurance Purchase Requirements (do not apply to funds from Federal formula grants made to a State).

- (1) Does the project involve acquisition or construction (including rehabilitation) in a community identified by the Federal Emergency Management Agency (FEMA) as having special flood hazard areas (100 year and 500 year floodplains)?

Yes ___ No X If "Yes," go to (a)(2). If "No," go to Question (b).

- (2) Is the project located in 100 year flood plain (500 year floodplain for "critical" actions*)?

Yes ___ No ___ If "Yes," go to (a) (3). If "No," go to Question (b).

- (3) Is the community in which the project is located () participating in the National Flood Insurance Program, or () has less than a year passed since FEMA notified the community concerning such hazards. (Please check one of the above depending on the situation)

Yes ___ No ___ If "Yes," attach a statement concerning how you will assure that flood insurance will be maintained in accordance with the "Flood Insurance Protection" guidance sheet attached to this Checklist and go to Question (b). The implementation of this project consistent with your statement must be made a condition on the environmental findings and recommendations for the project. If "No," project cannot be funded.

- (b) Coastal Barriers Resources. Is the project to be undertaken located in the coastal Barrier Resources System, as amended by the Coastal Barrier Improvement Act of 1990 (16 U.S.C. 3501)?

Yes ___ No X If "Yes," Federal financial assistance may not be provided. If "No," then go to Question (c).

*As defined in the U.S. Water Resources Council's Floodplain Management Guidelines for Implementing Executive Order 11988.

- (c) Projects located in Close Proximity to Airports Contained on the HUD list of 24 CFR Part 51D Covered Airports. Does the project involve assistance, subsidy, or insurance for the purchase or sale of an existing property in a Runway Clear Zone or Clear Zone as defined in 24 CFR Part 51D?

Yes ___ No X If "Yes," the buyer must be advised that the property is in a runway Clear Zone or Clear Zone, what the implications of such a location are, and then there is a possibility that the property may, at a later date, be acquired by the airport operator. The buyer must sign a statement acknowledging receipt of this information. The implementation of this requirement must be made a condition in the environmental review findings and recommendations for this project.

Prepared by: Dianne O'Brien, AICP

Title: Senior Planner, Philip Habib & Associates **Date:** 3/31/2023

APPENDIX 1:
DETAILED BUILDING INFORMATION

Appendix Table 1
NYCHA Reid Apartments - Park Rock Consolidated PACT - Detailed Building Information

Map No. ¹	Name	Block	Lot	Address	Year Built	# of Bldgs	Bldg Height (Stories)	# of Units	Lot Area (sf)	Zoning Floor Area (sf)	Gross Floor Area (sf)
1	104-14 Tapscott Street	3532	30	104-114 Tapscott St	1972	1	4	30	10,000	36,000	45,000
2	Fenimore - Lefferts	1330	7	334 Lefferts Ave	1969	18	2	36	2,135	2,160	3,240
			8	336 Lefferts Ave					2,024	2,052	3,078
			9	338 Lefferts Ave					2,024	2,052	3,078
			10	340 Lefferts Ave					2,024	2,052	3,078
			11	342 Lefferts Ave					2,024	2,052	3,078
			12	344 Lefferts Ave					2,135	2,160	3,240
		4818	136	752 Fenimore St.					1,948	2,080	3,120
			135	750 Fenimore St.					1,948	2,080	3,120
			134	748 Fenimore St.					1,948	2,080	3,120
			133	746 Fenimore St.					1,948	2,080	3,120
			33	742 Fenimore St.					1,948	2,080	3,120
			31	740 Fenimore St.					1,948	2,080	3,120
			30	738 Fenimore St.					1,948	2,080	3,120
			29	736 Fenimore St.					1,948	2,080	3,120
			28	732 Fenimore St.					1,948	2,080	3,120
27	730 Fenimore St.	1,948	2,080	3,120							
26	728 Fenimore St.	1,948	2,080	3,120							
25	726 Fenimore St.	1,948	2,080	3,120							
3	Lenox Road - Rocckaway Parkway	4652	45	1145 Lenox Rd	1985	3	4	74	7,000	21,668	27,085
		4671	7	1142 Lenox Rd					10,000	30,270	37,838
		4672	1	1144 Lenox Rd					7,000	26,592	33,240
4	Ralph Avenue Rehab	3508	34	1180 E. New York Ave	1986	5	4	118	2,403	0	0
			36	1186 E. New York Ave					5,425	0	0
			38	1196 E. New York Ave					6,088	21,000	26,250
			41	662 Ralph Ave					750	0	0
			42	672 Ralph Ave					13,878	24,600	30,750
			46	682 Ralph Ave					19,411	25,600	32,000
			50	692 Ralph Ave					16,152	25,600	32,000
			54	698 Ralph Ave					12,886	36,000	45,000

11	Howard Avenue - Park Place	1466	42	486 Howard Ave	1993	8	3	156	2,500	0	0
			43	488 Howard Ave					2,500	0	0
			44	490 Howard Ave					2,500	784	1,568
			45	492 Howard Ave					2,500	9,000	12,000
			47	1765-1767 Sterling Pl					2,775	2,700	3,600
				494-496 Howard Ave							
			49	1761-1763 Sterling Pl					5,323	2,700	3,600
		1	1649 St. Johns Pl	1,212					1,800	2,400	
			555 Ralph Ave								
		3	1651-1659 St. Johns Place	12,846					1,800	2,400	
			547-553 Ralph Ave								
		8	545 Ralph Ave	2,000					1,800	2,400	
		9	543 Ralph Ave	2,000					1,800	2,400	
		10	541 Ralph Ave	2,000					1,800	2,400	
		11	1702-1716 Sterling Place	6,500					1,800	2,400	
			537-539 Ralph Ave								
		15	1720-1722 Sterling Pl	3,500					1,800	2,400	
		17	1724 Sterling Pl	2,500					2,250	3,000	
		18	1726 Sterling Pl	2,467					2,250	3,000	
		19	1728 Sterling Pl	2,533					2,250	3,000	
		20	1730-1732 Sterling Pl	2,483					2,205	2,940	
		22	1734 Sterling Pl	2,517					2,250	3,000	
		23	1736 Sterling Pl	2,508					2,250	3,000	
		24	1738 Sterling Pl	3,607					0	0	
		25	1740 Sterling Pl	3,618					0	0	
		33	1758 Sterling Pl	8,123					1,800	2,400	
		35	1764-1768 Sterling Pl	1,800					1,800	2,400	
		36	498 Howard Ave	1,500					1,800	2,400	
		37	1770-1776 Sterling Pl	1,500					1,800	2,400	
			500 Howard Ave								
		38	502 Howard Ave	1,500					1,800	2,400	
		39	506-510 Howard Ave	4,200					1,800	2,400	
41	514 Howard Ave	4,200	1,800	2,400							
48	1703 St. Johns Pl	2,819	0	0							
49	1701 St. Johns Pl	2,819	0	0							
50	1697 St. Johns Pl	2,819	1,800	2,400							

12	Ocean Hill - Brownsville	1431	37	2041 Pacific St	1986	5	4	125	15,000	42,596	53,245
			39	324 Howard Ave					5,000	18,000	22,500
			43	334-336 Howard Ave					10,000	30,104	37,630
		1439	1	2065 Dean St					5,000	15,780	19,725
			10	2020 Pacific St					5,000	15,368	19,210
13	Park Rock Rehab	1373	34	1468 Park Pl	1986	9	4	134	6,813	16,352	20,440
			37	1474 Park Pl					6,770	17,088	21,360
			40	1480-1484 Park Pl					5,406	16,609	20,761
			43	208 Rochester Ave					5,508	17,536	21,920
			46	218 Rochester Ave					7,011	10,676	13,345
			49	1521 Sterling Pl					9,900	31,920	39,900
		1379	39	1522 Sterling Pl					3,300	10,048	12,560
				230 Rochester Ave							
			41	232 Rochester Ave					4,600	13,152	16,440
			43	234 Rochester Ave					4,600	13,152	16,440
14	Sterling Place (St. Johns - Sterling)	1373	54	1511 Sterling Pl	1991	6	4	83	5,400	15,160	18,950
		1379	31	1506 Sterling Pl					9,490	24,416	30,520
			55	1491 St. Johns Pl					9,720	31,752	39,690
			59	1487 St. Johns Pl					9,019	0	0
			63	1483 St. Johns Pl					15,000	31,200	39,000
		1381	18	1640 Sterling Pl					8,000	23,560	29,450
15	Sterling Place (St. Johns - Buffalo)	1375	2	225 Buffalo Ave	1991	7	4	125	7,500	26,675	33,344
		1379	8	1448 Sterling Pl					5,256	16,584	20,730
			11	1452 Sterling Pl					4,896	17,280	21,600
		1380	25	1568 Sterling Pl					7,816	24,700	30,875
			28	1578 Sterling Pl					7,816	24,700	30,875
			31	1588 Sterling Pl					7,816	24,700	30,875
			34	1598 Sterling Pl					7,816	24,700	30,875

Note: ¹ Refer to Figure 1.

Source: NYCHA

APPENDIX 2:
NYCHA DEVELOPMENT MAPS

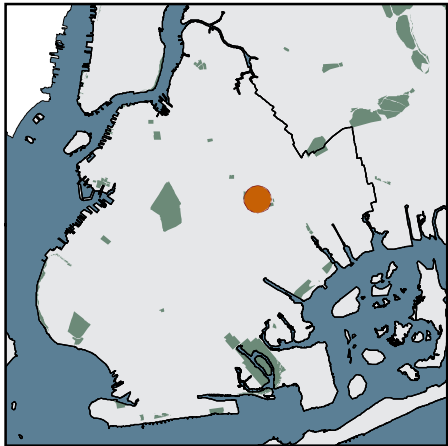
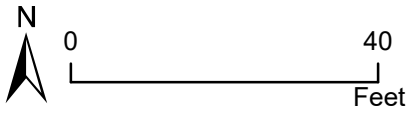
104-14 TAPSCOTT STREET



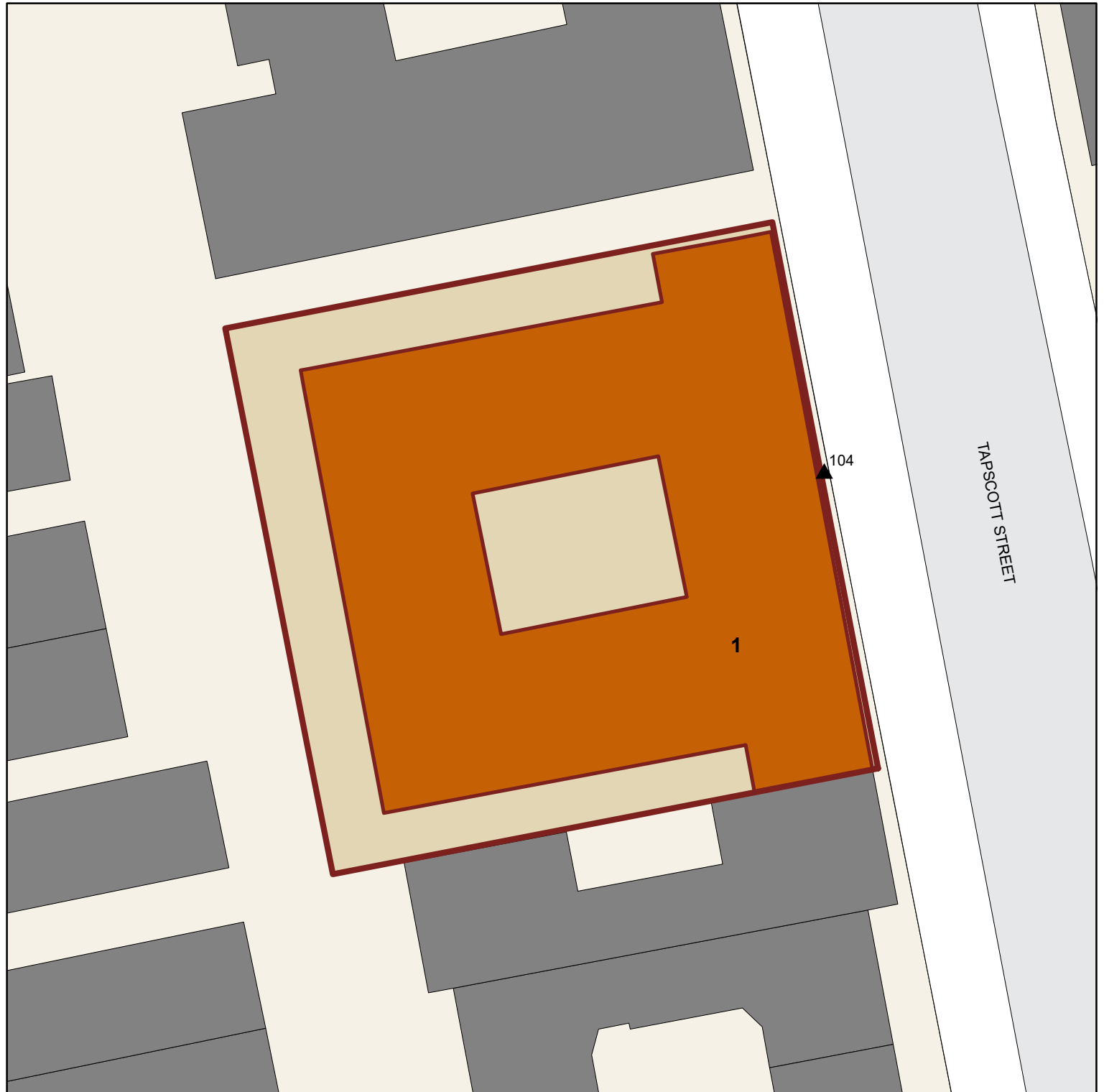
NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

-  NYCHA Development
-  NYCHA Building
-  Residential Addresses
-  Management Office
-  NYC Parks



Prepared by: Performance Tracking &
Analytics Department (December 2020)



104-14 TAPSCOTT STREET

BOROUGH: BROOKLYN

TDS #: 242

MANAGED BY: REID APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	040	104 TAPSCOTT STREET	11212	YES	3532	30	3081191	NY005011670		BOILER
1	040	114 TAPSCOTT STREET	11212		3532	30	3081191	NY005011670		

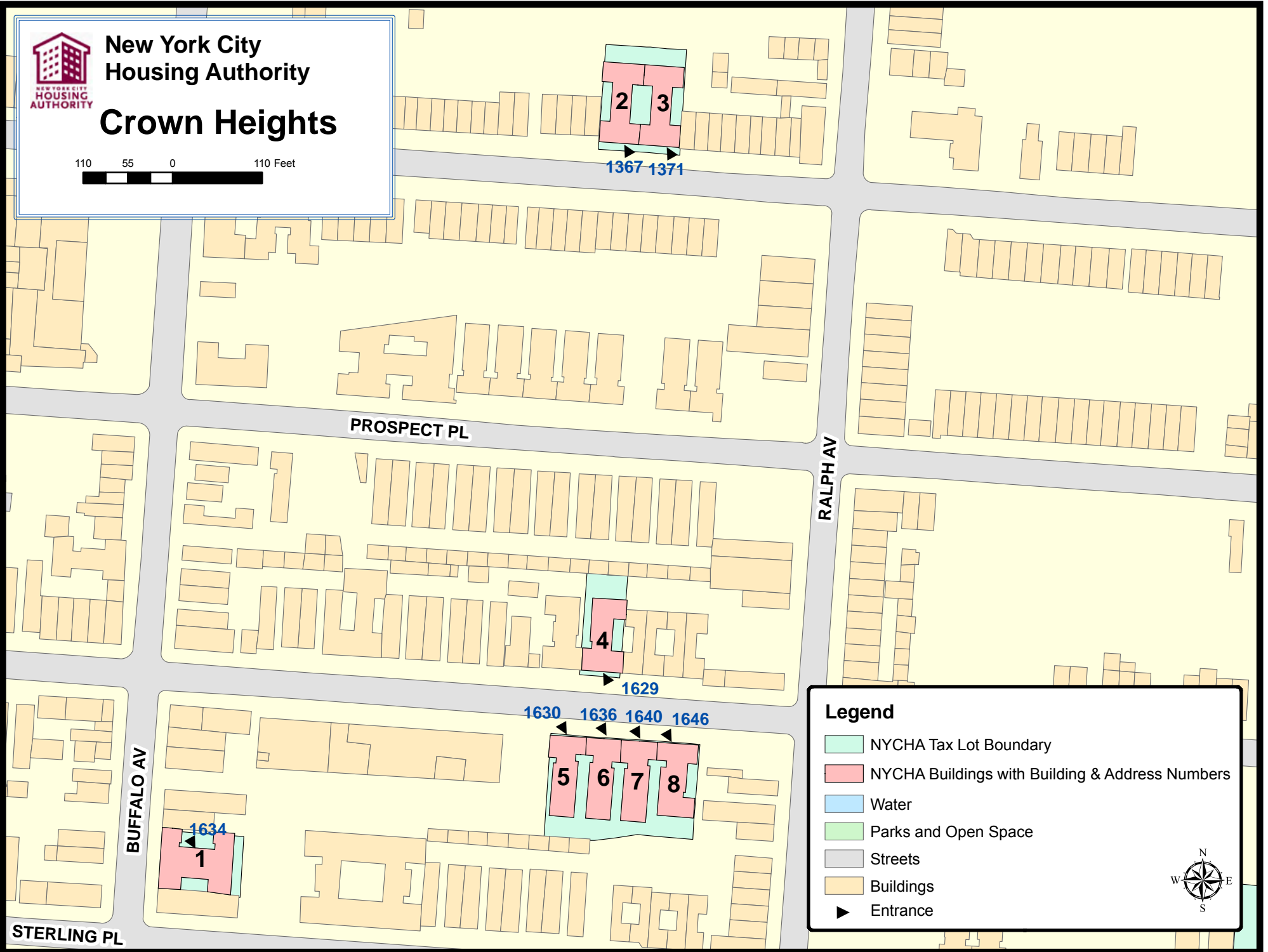
NOTES:
RESIDENTIAL indicates a residential mailing address. AMP# = Asset Management Project number
BIN = Building Identification Number HZ = Hurricane Zone



New York City
Housing Authority

Crown Heights

110 55 0 110 Feet



Legend

- NYCHA Tax Lot Boundary
- NYCHA Buildings with Building & Address Numbers
- Water
- Parks and Open Space
- Streets
- Buildings
- Entrance



CROWN HEIGHTS

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
1	3036910	M	068	1634 STERLING PLACE	11233	1381	13	NY005013510	BOILER
2	3035983	M	069	1367 SAINT MARKS AVENUE	11233	1357	68	NY005013510	BOILER
3	3035982	M	070	1371 SAINT MARKS AVENUE	11233	1357	65	NY005013510	BOILER/ LAUNDRY ROOM
4	3036364	M	063	1629 PARK PLACE	11233	1369	58	NY005013510	BOILER
5	3036636	M	064	1630 PARK PLACE	11233	1375	29	NY005013510	
6	3036637	M	065	1636 PARK PLACE	11233	1375	31	NY005013510	COMMUNITY ROOM
7	3036638	M	066	1640 PARK PLACE	11233	1375	34	NY005013510	
8	3036639	M	067	1646 PARK PLACE	11233	1375	36	NY005013510	

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

AMP# = Abbreviation for Asset Management Project (AMP) Numbers

Revised as of 09/12/2012

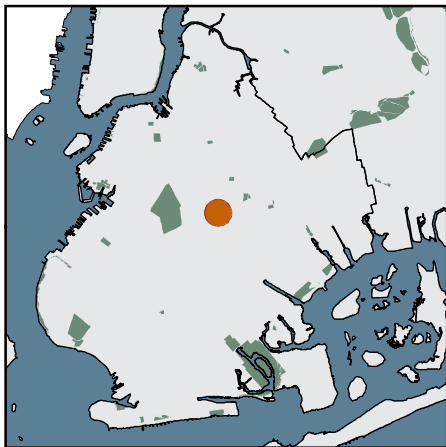
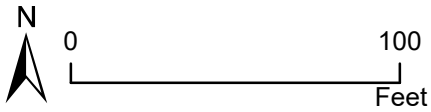
FENIMORE-LEFFERTS



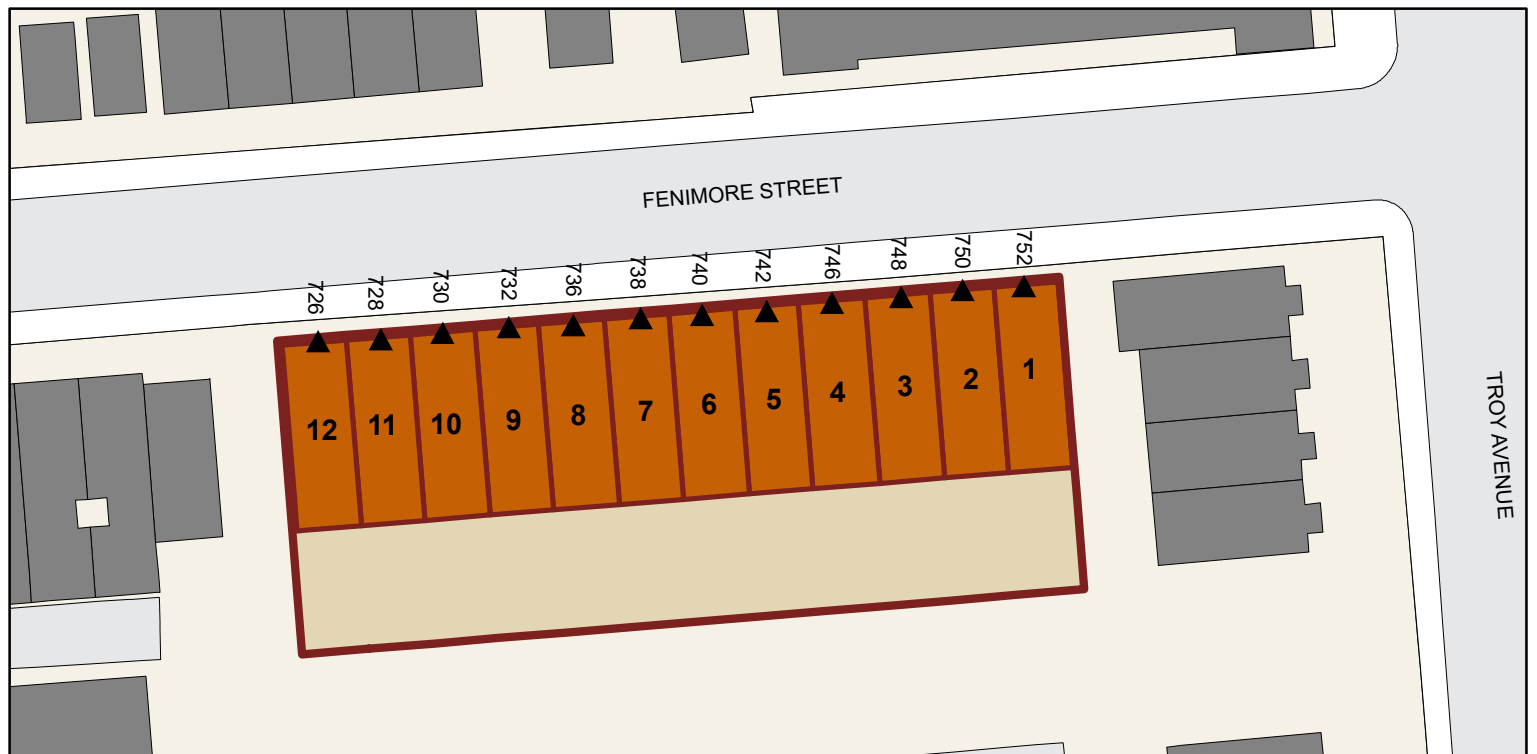
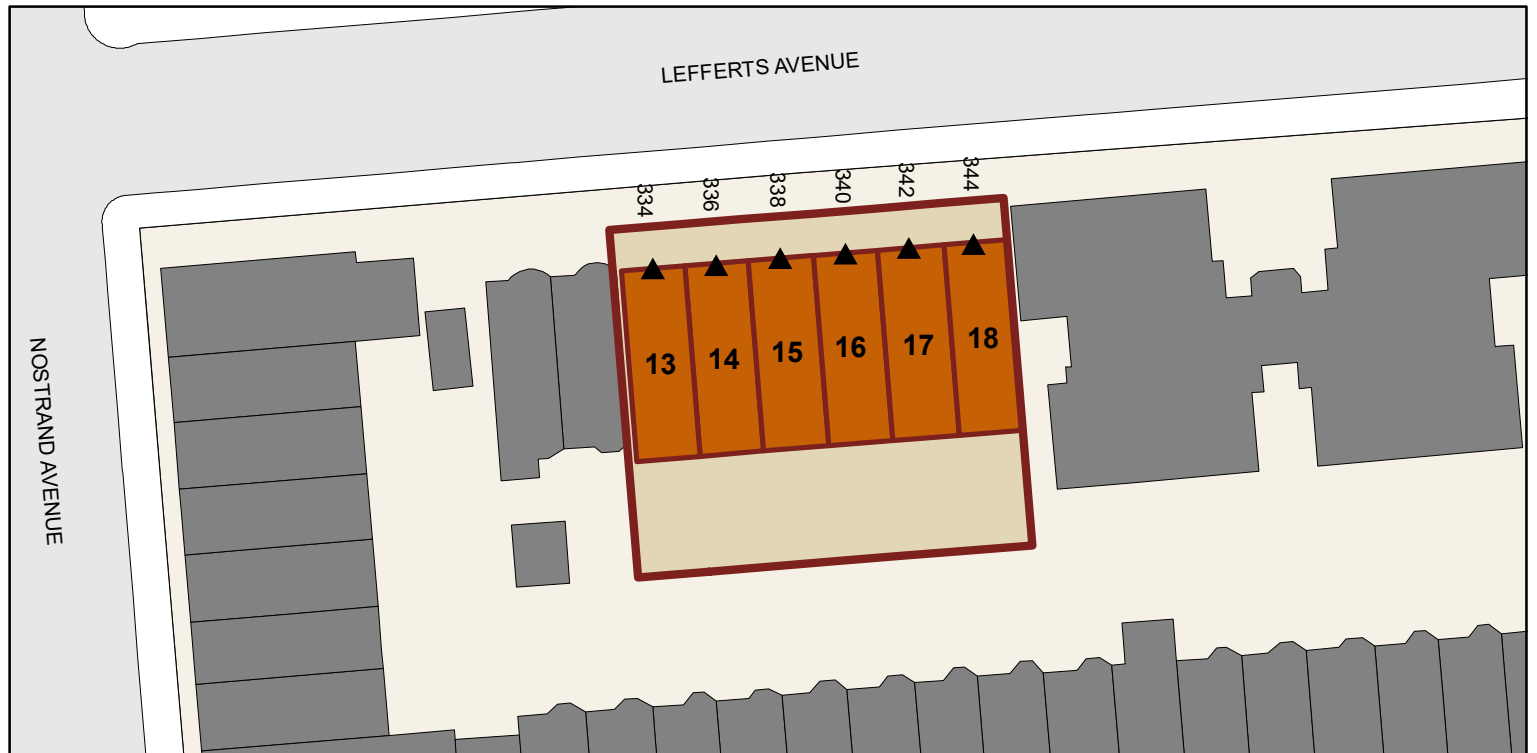
NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

-  NYCHA Development
-  NYCHA Building
-  Residential Addresses
-  Management Office
-  NYC Parks



Prepared by: Performance Tracking & Analytics Department (December 2020)



FENIMORE-LEFFERTS

BOROUGH: BROOKLYN

TDS #: 205

MANAGED BY: REID APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	001	752 FENIMORE STREET	11203	YES	4818	136	3107388	NY005011670		BOILER
2	002	750 FENIMORE STREET	11203	YES	4818	135	3107387	NY005011670		BOILER
3	003	748 FENIMORE STREET	11203	YES	4818	134	3107386	NY005011670		BOILER
4	004	746 FENIMORE STREET	11203	YES	4818	133	3107385	NY005011670		BOILER
5	005	742 FENIMORE STREET	11203	YES	4818	33	3107354	NY005011670		BOILER
6	006	740 FENIMORE STREET	11203	YES	4818	31	3107353	NY005011670		BOILER
7	007	738 FENIMORE STREET	11203	YES	4818	30	3107352	NY005011670		BOILER
8	008	736 FENIMORE STREET	11203	YES	4818	29	3107351	NY005011670		BOILER
9	009	732 FENIMORE STREET	11203	YES	4818	28	3107350	NY005011670		BOILER
10	010	730 FENIMORE STREET	11203	YES	4818	27	3107349	NY005011670		BOILER
11	011	728 FENIMORE STREET	11203	YES	4818	26	3107348	NY005011670		BOILER
12	012	726 FENIMORE STREET	11203	YES	4818	25	3107347	NY005011670		BOILER
13	013	334 LEFFERTS AVENUE	11225	YES	1330	7	3035394	NY005011670		BOILER
14	014	336 LEFFERTS AVENUE	11225	YES	1330	8	3035395	NY005011670		BOILER
15	015	338 LEFFERTS AVENUE	11225	YES	1330	9	3035396	NY005011670		BOILER
16	016	340 LEFFERTS AVENUE	11225	YES	1330	10	3035397	NY005011670		BOILER
17	017	342 LEFFERTS AVENUE	11225	YES	1330	11	3035398	NY005011670		BOILER
18	018	344 LEFFERTS AVENUE	11225	YES	1330	12	3035399	NY005011670		BOILER

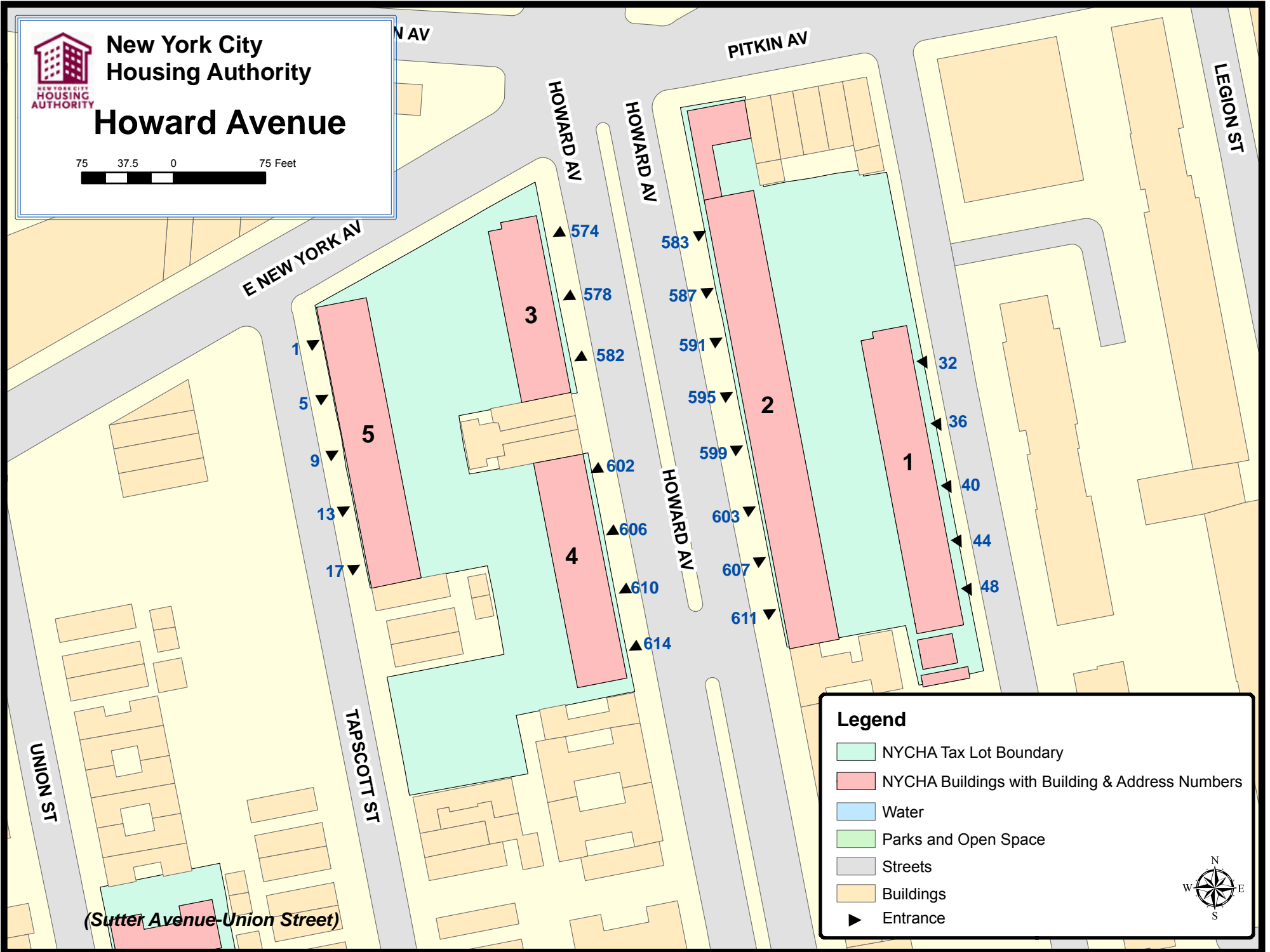
NOTES:
 RESIDENTIAL indicates a residential mailing address. AMP# = Asset Management Project number
 BIN = Building Identification Number HZ = Hurricane Zone



New York City
Housing Authority

Howard Avenue

75 37.5 0 75 Feet



(Sutter Avenue-Union Street)

HOWARD AVENUE

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
				43 TAPSCOTT STREET	11212	3511	13	NY005013510	PARKING LOT
1	3080900	M	076	32 GRAFTON STREET	11212	3512	51	NY005013510	
1	3080900	M	077	36 GRAFTON STREET	11212	3512	51	NY005013510	
1	3080900	M	078	40 GRAFTON STREET	11212	3512	51	NY005013510	BOILER
1	3080900	M	079	44 GRAFTON STREET	11212	3512	51	NY005013510	
1	3080900	M	080	48 GRAFTON STREET	11212	3512	51	NY005013510	
2	3326464	M	081	583 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	082	587 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	083	591 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	084	595 HOWARD AVENUE	11212	3512	21	NY005013510	BOILER
2	3326464	M	085	599 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	086	603 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	087	607 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464	M	088	611 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464		081	571 HOWARD AVENUE	11212	3512	21	NY005013510	
2	3326464		081	575 HOWARD AVENUE	11212	3512	21	NY005013510	DEVELOPMENT MANAGEMENT OFFICE
2	3326464		081	579 HOWARD AVENUE	11212	3512	21	NY005013510	
3	3326462	M	089	574 HOWARD AVENUE	11212	3511	22	NY005013510	
3	3326462	M	090	578 HOWARD AVENUE	11212	3511	22	NY005013510	BOILER
3	3326462	M	091	582 HOWARD AVENUE	11212	3511	22	NY005013510	
4	3255190	M	092	602 HOWARD AVENUE	11212	3511	46	NY005013510	
4	3255190	M	093	606 HOWARD AVENUE	11212	3511	46	NY005013510	BOILER
4	3255190	M	094	610 HOWARD AVENUE	11212	3511	46	NY005013510	
4	3255190	M	095	614 HOWARD AVENUE	11212	3511	46	NY005013510	
5	3326463	M	096	1 TAPSCOTT STREET	11212	3511	22	NY005013510	
5	3326463	M	097	5 TAPSCOTT STREET	11212	3511	22	NY005013510	
5	3326463	M	098	9 TAPSCOTT STREET	11212	3511	22	NY005013510	BOILER
5	3326463	M	099	13 TAPSCOTT STREET	11212	3511	22	NY005013510	
5	3326463	M	100	17 TAPSCOTT STREET	11212	3511	22	NY005013510	

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

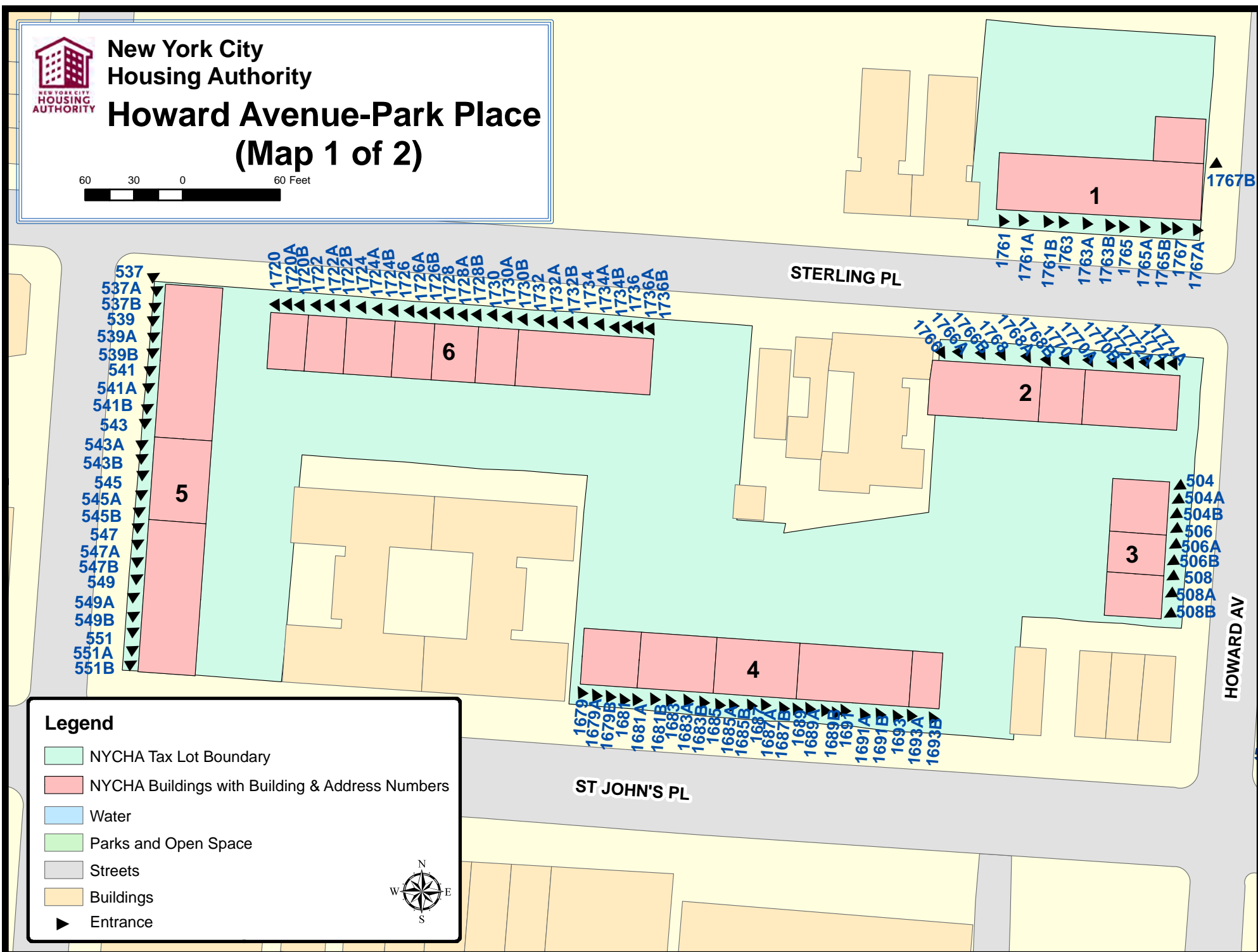
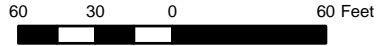
AMP# = Abbreviation for Asset Management Project (AMP) Numbers

Revised as of 09/12/2012



New York City
Housing Authority

Howard Avenue-Park Place (Map 1 of 2)



Legend

- NYCHA Tax Lot Boundary
- NYCHA Buildings with Building & Address Numbers
- Water
- Parks and Open Space
- Streets
- Buildings
- Entrance

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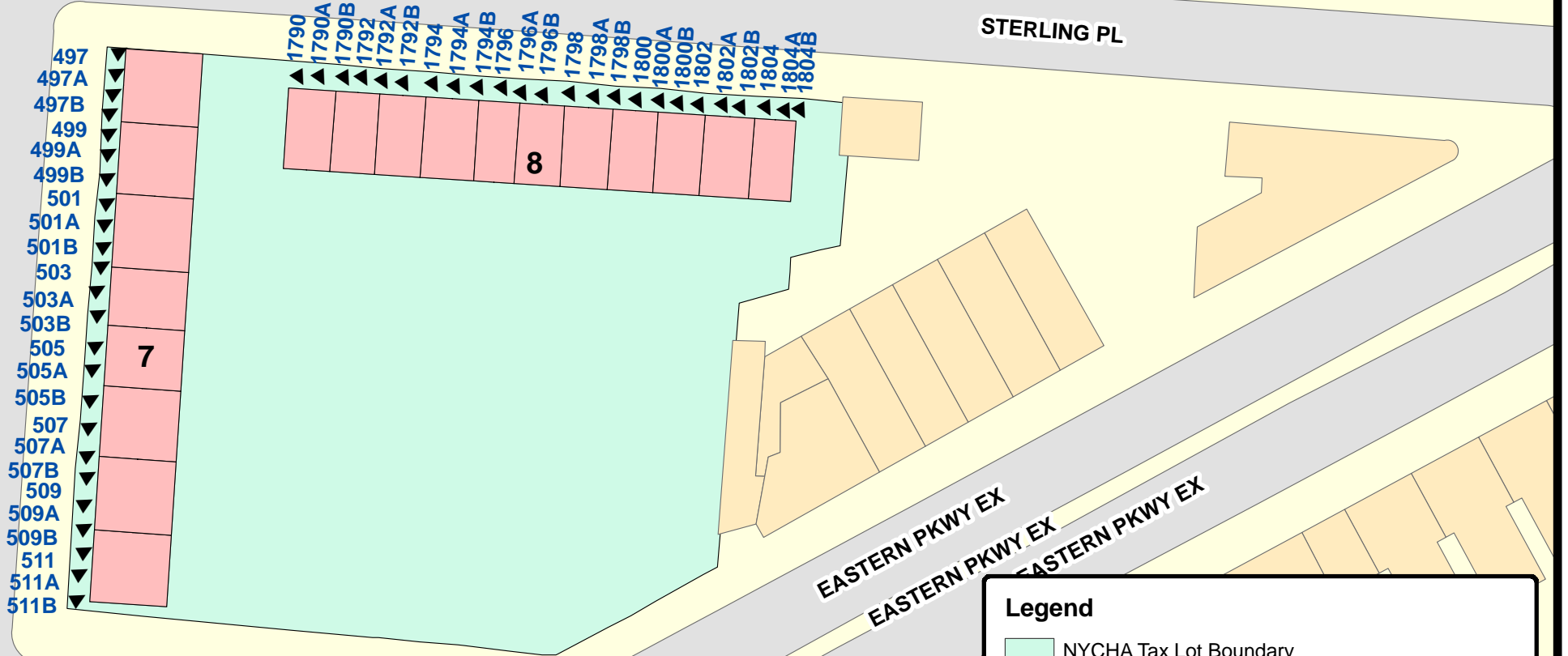
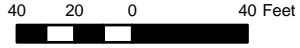
STERLING PL

ST JOHN'S PL



New York City
Housing Authority

Howard Avenue-Park Place (Map 2 of 2)



Legend

- NYCHA Tax Lot Boundary
- NYCHA Buildings with Building & Address Numbers
- Water
- Parks and Open Space
- Streets
- Buildings
- Entrance

HOWARD AVENUE - PARK PLACE (Map 1 of 2)

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY	
							1470	148	NY005013510	DEVELOPMENT GROUNDS
				1695 SAINT JOHNS PLACE	11233	1470	51	NY005013510	PARKING LOT	
				1697 SAINT JOHNS PLACE	11233	1470	50	NY005013510	PARKING LOT	
				1701 SAINT JOHNS PLACE	11233	1470	49	NY005013510	PARKING LOT	
				1703 SAINT JOHNS PLACE	11233	1470	48	NY005013510	PARKING LOT	
				1738 STERLING PLACE	11233	1470	24	NY005013510	PARKING LOT	
				1740 STERLING PLACE	11233	1470	25	NY005013510	PARKING LOT	
				1758 STERLING PLACE	11233	1470	33	NY005013510	DEVELOPMENT GROUNDS	
				486 HOWARD AVENUE	11233	1466	42	NY005013510	DEVELOPMENT GROUNDS	
				488 HOWARD AVENUE	11233	1466	43	NY005013510	DEVELOPMENT GROUNDS	
				490 HOWARD AVENUE	11233	1466	44	NY005013510	DEVELOPMENT GROUNDS	
				492 HOWARD AVENUE	11233	1466	45	NY005013510	DEVELOPMENT GROUNDS	
				500 HOWARD AVENUE	11233	1470	37	NY005013510	DEVELOPMENT GROUNDS	
				502 HOWARD AVENUE	11233	1470	38	NY005013510	DEVELOPMENT GROUNDS	
				514 HOWARD AVENUE	11233	1470	41	NY005013510	DEVELOPMENT GROUNDS	
1	3039386	M	107	1765 STERLING PLACE	11233	1466	47	NY005013510		
1	3039386	M	108	1765A STERLING PLACE	11233	1466	47	NY005013510		
1	3039386	M	109	1765B STERLING PLACE	11233	1466	47	NY005013510		
1	3039386	M	110	1767 STERLING PLACE	11233	1466	47	NY005013510		
1	3039386	M	111	1767A STERLING PLACE	11233	1466	47	NY005013510		
1	3039386		112	1767B STERLING PLACE	11233	1466	47	NY005013510	COMMUNITY OPERATIONS SPACE (VACANT)	
1	3039386		112	494 HOWARD AVENUE	11233	1466	47	NY005013510		
1	3039386		112	496 HOWARD AVENUE	11233	1466	47	NY005013510		
1	3332075	M	101	1761 STERLING PLACE	11233	1466	49	NY005013510	BOILER	
1	3332075	M	102	1761A STERLING PLACE	11233	1466	49	NY005013510		
1	3332075	M	103	1761B STERLING PLACE	11233	1466	49	NY005013510		
1	3332075	M	104	1763 STERLING PLACE	11233	1466	49	NY005013510		
1	3332075	M	105	1763A STERLING PLACE	11233	1466	49	NY005013510		
1	3332075	M	106	1763B STERLING PLACE	11233	1466	49	NY005013510		
2	3000000		127	498 HOWARD AVENUE	11233	1470	36	NY005013510		
2	3348331		113	1764 STERLING PLACE	11233	1470	35	NY005013510		
2	3348331	M	113	1766 STERLING PLACE	11233	1470	35	NY005013510	BOILER	
2	3348333	M	117	1768A STERLING PLACE	11233	1470	35	NY005013510		
2	3348333	M	118	1768B STERLING PLACE	11233	1470	35	NY005013510		
2	3348334	M	116	1768 STERLING PLACE	11233	1470	35	NY005013510		
2	3348335	M	114	1766A STERLING PLACE	11233	1470	35	NY005013510		
2	3348335	M	115	1766B STERLING PLACE	11233	1470	35	NY005013510		
2	3348336	M	119	1770 STERLING PLACE	11233	1470	37	NY005013510		
2	3348337	M	120	1770A STERLING PLACE	11233	1470	37	NY005013510		
2	3348337	M	121	1770B STERLING PLACE	11233	1470	37	NY005013510		
2	3348338	M	122	1772 STERLING PLACE	11233	1470	37	NY005013510		
2	3348339	M	123	1772A STERLING PLACE	11233	1470	37	NY005013510		
2	3348339		124	1772B STERLING PLACE	11233	1470	37	NY005013510	DEVELOPMENT MAINTENANCE OFFICE	
2	3348340	M	125	1774 STERLING PLACE	11233	1470	37	NY005013510		
2	3348340	M	126	1774A STERLING PLACE	11233	1470	37	NY005013510		
2	3348340		127	1774B STERLING PLACE	11233	1470	37	NY005013510	TECHNICIANS SHOP	
2	3348340		127	1776 STERLING PLACE	11233	1470	37	NY005013510		
3	3346604	M	131	506 HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346604	M	132	506A HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346604	M	133	506B HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346605	M	134	508 HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346605	M	135	508A HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346605	M	136	508B HOWARD AVENUE	11233	1470	39	NY005013510		
3	3346605		136	510 HOWARD AVENUE	11233	1470	39	NY005013510		
3	3393514	M	128	504 HOWARD AVENUE	11233	1470	73	NY005013510	BOILER	
3	3393514	M	129	504A HOWARD AVENUE	11233	1470	73	NY005013510		
3	3393514	M	130	504B HOWARD AVENUE	11233	1470	73	NY005013510		
4	3392450	M	155	1691 SAINT JOHNS PLACE	11233	1470	53	NY005013510	BOILER	
4	3392450	M	156	1691A SAINT JOHNS PLACE	11233	1470	53	NY005013510		
4	3392450	M	157	1691B SAINT JOHNS PLACE	11233	1470	53	NY005013510		
4	3392460	M	152	1689 SAINT JOHNS PLACE	11233	1470	55	NY005013510		
4	3392460	M	153	1689A SAINT JOHNS PLACE	11233	1470	55	NY005013510		
4	3392460	M	154	1689B SAINT JOHNS PLACE	11233	1470	55	NY005013510		
4	3392746	M	137	1679 SAINT JOHNS PLACE	11233	1470	160	NY005013510		
4	3392746	M	138	1679A SAINT JOHNS PLACE	11233	1470	160	NY005013510		
4	3392746	M	139	1679B SAINT JOHNS PLACE	11233	1470	160	NY005013510		
4	3393512	M	149	1687 SAINT JOHNS PLACE	11233	1470	58	NY005013510		
4	3393512	M	150	1687A SAINT JOHNS PLACE	11233	1470	58	NY005013510		
4	3393512	M	151	1687B SAINT JOHNS PLACE	11233	1470	58	NY005013510		

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
4	3393513	M	140	1681 SAINT JOHNS PLACE	11233	1470	59	NY005013510	BOILER
4	3393513	M	141	1681A SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	142	1681B SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	143	1683 SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	144	1683A SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	145	1683B SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	146	1685 SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	147	1685A SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3393513	M	148	1685B SAINT JOHNS PLACE	11233	1470	59	NY005013510	
4	3394408	M	158	1693 SAINT JOHNS PLACE	11233	1470	52	NY005013510	
4	3394408	M	159	1693A SAINT JOHNS PLACE	11233	1470	52	NY005013510	
4	3394408	M	160	1693B SAINT JOHNS PLACE	11233	1470	52	NY005013510	
5	3000000		184	1649 SAINT JOHNS PLACE	11233	1470	1	NY005013510	
5	3000000		184	555 RALPH AVENUE	11233	1470	1	NY005013510	
5	3348327	M	161	537 RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327	M	162	537A RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327	M	163	537B RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327	M	164	539 RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327	M	165	539A RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327	M	166	539B RALPH AVENUE	11233	1470	11	NY005013510	
5	3348327		167	1702 STERLING PLACE	11233	1470	11	NY005013510	
5	3348327		167	1716 STERLING PLACE	11233	1470	11	NY005013510	
5	3348345	M	176	547 RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	177	547A RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	178	547B RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	179	549 RALPH AVENUE	11233	1470	3	NY005013510	BOILER
5	3348345	M	180	549A RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	181	549B RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	182	551 RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	183	551A RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345	M	184	551B RALPH AVENUE	11233	1470	3	NY005013510	
5	3348345		184	1651 SAINT JOHNS PLACE	11233	1470	3	NY005013510	
5	3348345		184	1659 SAINT JOHNS PLACE	11233	1470	3	NY005013510	
5	3348345		184	553 RALPH AVENUE	11233	1470	3	NY005013510	
5	3393283	M	173	545 RALPH AVENUE	11233	1470	8	NY005013510	
5	3393283	M	174	545A RALPH AVENUE	11233	1470	8	NY005013510	
5	3393283	M	175	545B RALPH AVENUE	11233	1470	8	NY005013510	
5	3393284	M	170	543 RALPH AVENUE	11233	1470	9	NY005013510	
5	3393284	M	171	543A RALPH AVENUE	11233	1470	9	NY005013510	
5	3393284	M	172	543B RALPH AVENUE	11233	1470	9	NY005013510	
5	3393506	M	167	541 RALPH AVENUE	11233	1470	10	NY005013510	BOILER
5	3393506	M	168	541A RALPH AVENUE	11233	1470	10	NY005013510	
5	3393506	M	169	541B RALPH AVENUE	11233	1470	10	NY005013510	
6	3251210	M	200	1730 STERLING PLACE	11233	1470	20	NY005013510	
6	3251210	M	201	1730A STERLING PLACE	11233	1470	20	NY005013510	
6	3251210	M	202	1730B STERLING PLACE	11233	1470	20	NY005013510	
6	3251210	M	203	1732 STERLING PLACE	11233	1470	20	NY005013510	
6	3251210	M	204	1732A STERLING PLACE	11233	1470	20	NY005013510	
6	3251210	M	205	1732B STERLING PLACE	11233	1470	20	NY005013510	
6	3392444	M	197	1728 STERLING PLACE	11233	1470	19	NY005013510	BOILER
6	3392444	M	198	1728A STERLING PLACE	11233	1470	19	NY005013510	
6	3392444	M	199	1728B STERLING PLACE	11233	1470	19	NY005013510	
6	3392455	M	206	1734 STERLING PLACE	11233	1470	22	NY005013510	BOILER
6	3392455	M	207	1734A STERLING PLACE	11233	1470	22	NY005013510	
6	3392455	M	208	1734B STERLING PLACE	11233	1470	22	NY005013510	
6	3392466	M	209	1736 STERLING PLACE	11233	1470	23	NY005013510	
6	3392466	M	210	1736A STERLING PLACE	11233	1470	23	NY005013510	
6	3392466	M	211	1736B STERLING PLACE	11233	1470	23	NY005013510	
6	3393508	M	185	1720 STERLING PLACE	11233	1470	15	NY005013510	
6	3393508	M	186	1720A STERLING PLACE	11233	1470	15	NY005013510	
6	3393508	M	187	1720B STERLING PLACE	11233	1470	15	NY005013510	
6	3393508	M	188	1722 STERLING PLACE	11233	1470	15	NY005013510	BOILER
6	3393508	M	189	1722A STERLING PLACE	11233	1470	15	NY005013510	
6	3393508	M	190	1722B STERLING PLACE	11233	1470	15	NY005013510	
6	3393509	M	191	1724 STERLING PLACE	11233	1470	17	NY005013510	
6	3393509	M	192	1724A STERLING PLACE	11233	1470	17	NY005013510	
6	3393509	M	193	1724B STERLING PLACE	11233	1470	17	NY005013510	
6	3393510	M	194	1726 STERLING PLACE	11233	1470	18	NY005013510	
6	3393510	M	195	1726A STERLING PLACE	11233	1470	18	NY005013510	
6	3393510	M	196	1726B STERLING PLACE	11233	1470	18	NY005013510	

HOWARD AVENUE - PARK PLACE (Map 2 of 2)

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
				1481 EASTERN PARKWAY	11233	1471	55	NY005013510	DEVELOPMENT GROUNDS
				1483 EASTERN PARKWAY	11233	1471	53	NY005013510	DEVELOPMENT GROUNDS
				1485 EASTERN PARKWAY	11233	1471	53	NY005013510	DEVELOPMENT GROUNDS
				1747 SAINT JOHNS PLACE	11233	1471	61	NY005013510	PARKING LOT
				1749 SAINT JOHNS PLACE	11233	1471	59	NY005013510	PARKING LOT
				1751 SAINT JOHNS PLACE	11233	1471	59	NY005013510	PARKING LOT
				1753 SAINT JOHNS PLACE	11233	1471	59	NY005013510	PARKING LOT
				1755 SAINT JOHNS PLACE	11233	1471	57	NY005013510	DEVELOPMENT GROUNDS
				1757 SAINT JOHNS PLACE	11233	1471	57	NY005013510	DEVELOPMENT GROUNDS
7	3039447		235	513 HOWARD AVENUE	11233	1471	4	NY005013510	
7	3039448	M	233	511 HOWARD AVENUE	11233	1471	5	NY005013510	
7	3039448	M	234	511A HOWARD AVENUE	11233	1471	5	NY005013510	
7	3039448	M	235	511B HOWARD AVENUE	11233	1471	5	NY005013510	
7	3348346		235	1737 SAINT JOHNS PLACE	11233	1471	1	NY005013510	
7	3348346		235	1745 SAINT JOHNS PLACE	11233	1471	1	NY005013510	
7	3348346		235	515 HOWARD AVENUE	11233	1471	1	NY005013510	
7	3392551	M	218	501 HOWARD AVENUE	11233	1471	10	NY005013510	BOILER
7	3392551	M	219	501A HOWARD AVENUE	11233	1471	10	NY005013510	
7	3392551	M	220	501B HOWARD AVENUE	11233	1471	10	NY005013510	
7	3392621	M	212	497 HOWARD AVENUE	11233	1471	11	NY005013510	
7	3392621	M	213	497A HOWARD AVENUE	11233	1471	11	NY005013510	
7	3392621	M	214	497B HOWARD AVENUE	11233	1471	11	NY005013510	
7	3392621	M	215	499 HOWARD AVENUE	11233	1471	11	NY005013510	
7	3392621	M	216	499A HOWARD AVENUE	11233	1471	11	NY005013510	
7	3392621	M	217	499B HOWARD AVENUE	11233	1471	11	NY005013510	
7	3393518	M	230	509 HOWARD AVENUE	11233	1471	6	NY005013510	BOILER
7	3393518	M	231	509A HOWARD AVENUE	11233	1471	6	NY005013510	
7	3393518	M	232	509B HOWARD AVENUE	11233	1471	6	NY005013510	
7	3393519	M	227	507 HOWARD AVENUE	11233	1471	7	NY005013510	
7	3393519	M	228	507A HOWARD AVENUE	11233	1471	7	NY005013510	
7	3393519	M	229	507B HOWARD AVENUE	11233	1471	7	NY005013510	
7	3393520	M	224	505 HOWARD AVENUE	11233	1471	8	NY005013510	
7	3393520	M	225	505A HOWARD AVENUE	11233	1471	8	NY005013510	
7	3393520	M	226	505B HOWARD AVENUE	11233	1471	8	NY005013510	
7	3393522	M	221	503 HOWARD AVENUE	11233	1471	9	NY005013510	
7	3393522	M	222	503A HOWARD AVENUE	11233	1471	9	NY005013510	
7	3393522	M	223	503B HOWARD AVENUE	11233	1471	9	NY005013510	
8	3000000		259	1806 STERLING PLACE	11233	1471	21	NY005013510	
8	3000000		259	1810 STERLING PLACE	11233	1471	22	NY005013510	
8	3000000		259	1812 STERLING PLACE	11233	1471	23	NY005013510	
8	3000000		259	1814 STERLING PLACE	11233	1471	24	NY005013510	
8	3039449	M	242	1794 STERLING PLACE	11233	1471	16	NY005013510	BOILER
8	3039449	M	243	1794A STERLING PLACE	11233	1471	16	NY005013510	
8	3039449	M	244	1794B STERLING PLACE	11233	1471	16	NY005013510	
8	3039450	M	251	1800 STERLING PLACE	11233	1471	18	NY005013510	BOILER
8	3039450	M	252	1800A STERLING PLACE	11233	1471	18	NY005013510	
8	3039450	M	253	1800B STERLING PLACE	11233	1471	18	NY005013510	
8	3039451	M	254	1802 STERLING PLACE	11233	1471	19	NY005013510	
8	3039451	M	255	1802A STERLING PLACE	11233	1471	19	NY005013510	
8	3039451	M	256	1802B STERLING PLACE	11233	1471	19	NY005013510	
8	3039452	M	257	1804 STERLING PLACE	11233	1471	20	NY005013510	
8	3039452	M	258	1804A STERLING PLACE	11233	1471	20	NY005013510	
8	3039452	M	259	1804B STERLING PLACE	11233	1471	20	NY005013510	
8	3393524	M	236	1790 STERLING PLACE	11233	1471	14	NY005013510	
8	3393524	M	237	1790A STERLING PLACE	11233	1471	14	NY005013510	
8	3393524	M	238	1790B STERLING PLACE	11233	1471	14	NY005013510	
8	3393525	M	239	1792 STERLING PLACE	11233	1471	15	NY005013510	
8	3393525	M	240	1792A STERLING PLACE	11233	1471	15	NY005013510	
8	3393525	M	241	1792B STERLING PLACE	11233	1471	15	NY005013510	
8	3393526	M	245	1796 STERLING PLACE	11233	1471	17	NY005013510	
8	3393526	M	246	1796A STERLING PLACE	11233	1471	17	NY005013510	
8	3393526	M	247	1796B STERLING PLACE	11233	1471	17	NY005013510	
8	3393526	M	248	1798 STERLING PLACE	11233	1471	17	NY005013510	
8	3393526	M	249	1798A STERLING PLACE	11233	1471	17	NY005013510	
8	3393526	M	250	1798B STERLING PLACE	11233	1471	17	NY005013510	

NOTE:
 BLDG# = Building #
 SH# = Stairhall # (Account # for FHA)
 M = Residential Mailing Address
 BIN# = Building Identification Number
 AMP# = Abbreviation for Asset Management Project (AMP) Numbers
 Revised as of 11/27/2012

LENOX ROAD- ROCKAWAY PARKWAY




NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

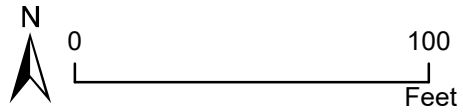
 NYCHA Development

 NYCHA Building

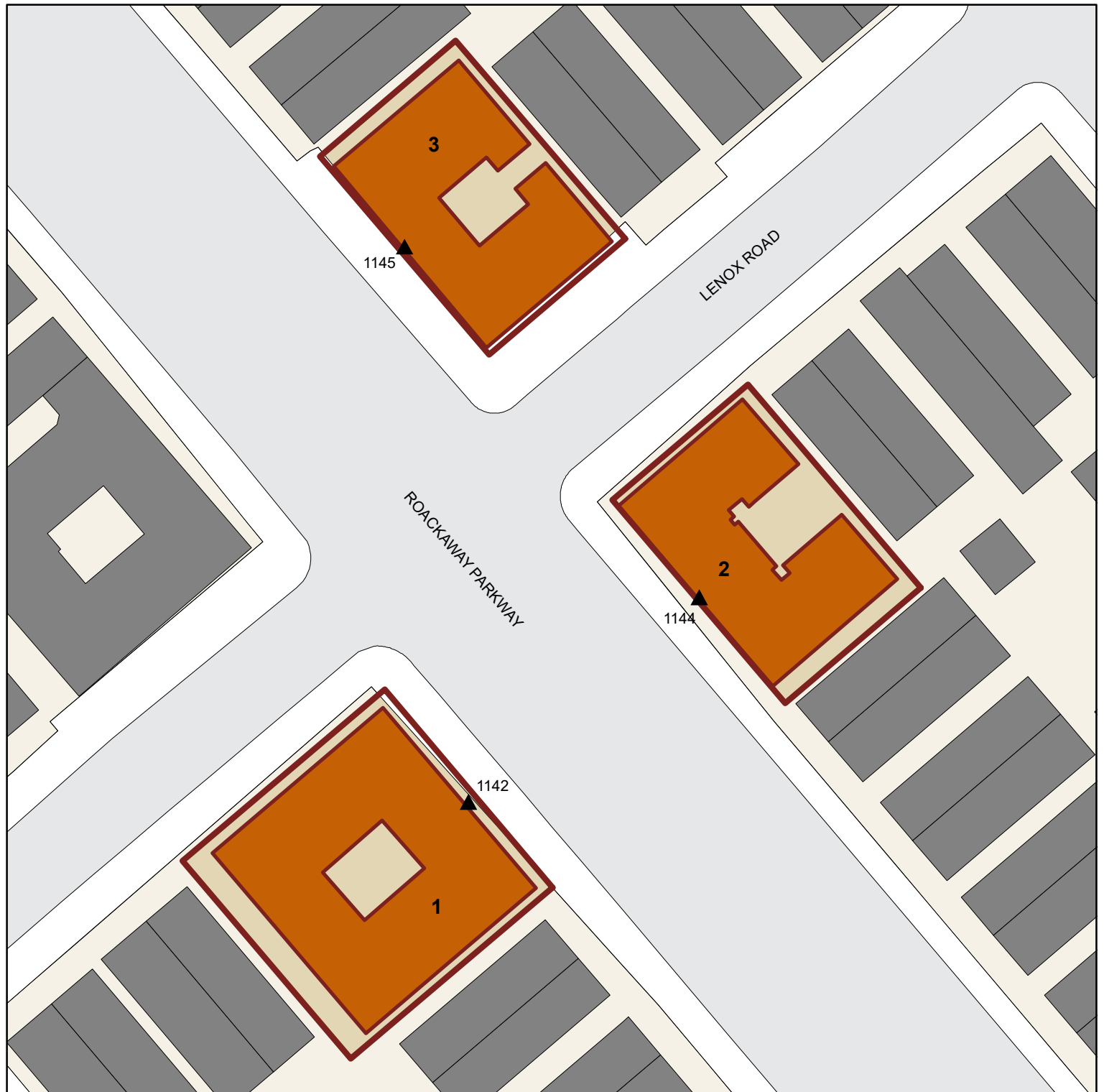
 Residential Addresses

 Management Office

 NYC Parks



Prepared by: Performance Tracking &
Analytics Department (December 2020)



LENOX ROAD-ROCKAWAY PARKWAY

BOROUGH: BROOKLYN

TDS #: 348

MANAGED BY: REID APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	051	1142 LENOX ROAD	11212	YES	4671	7	3101906	NY005011670	6	BOILER
2	052	1144 LENOX ROAD	11212	YES	4672	1	3101952	NY005011670	6	BOILER
3	053	1145 LENOX ROAD	11212	YES	4652	45	3101290	NY005011670	6	BOILER

NOTES:

RESIDENTIAL indicates a residential mailing address.
BIN = Building Identification Number

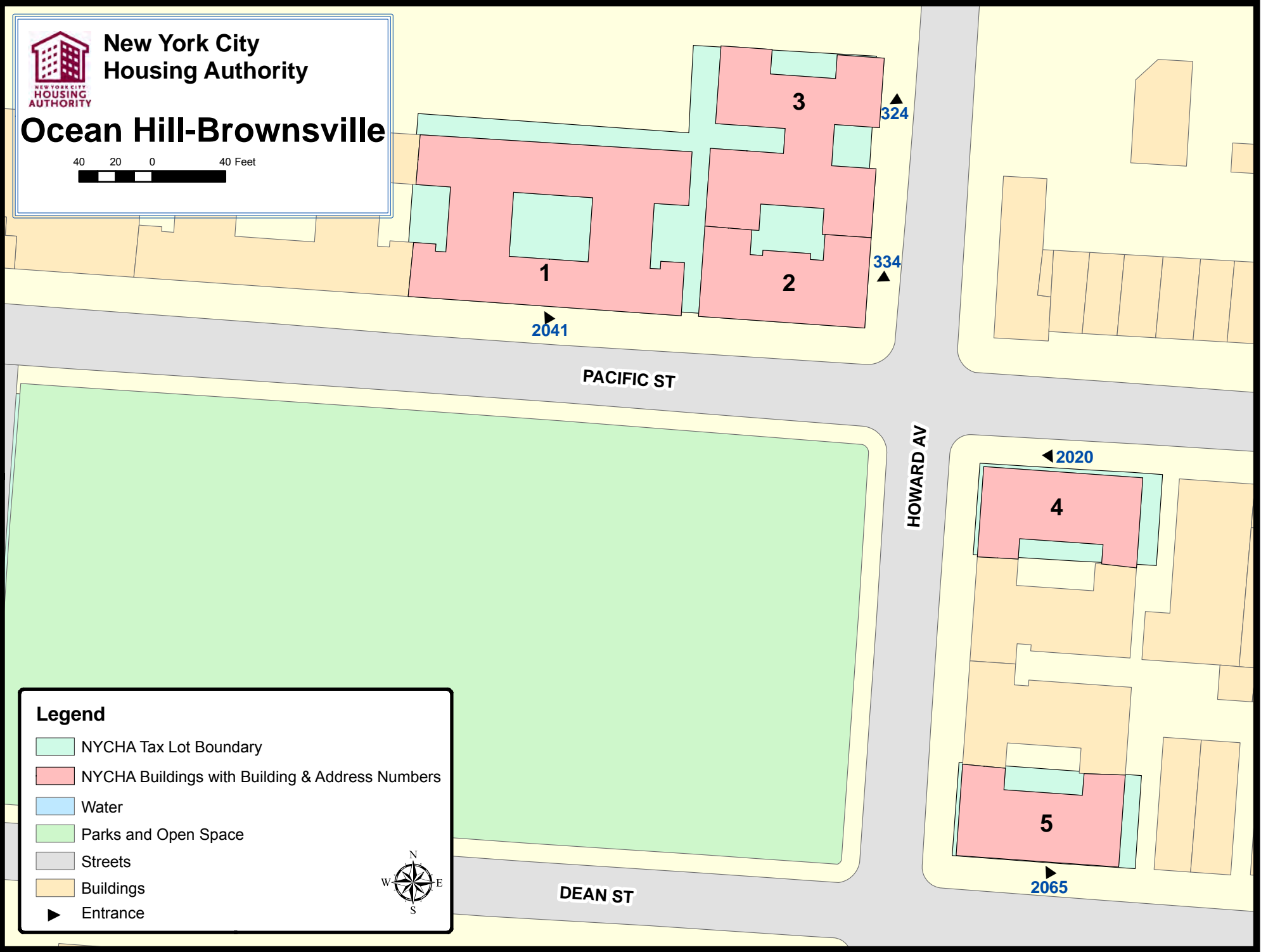
AMP# = Asset Management Project number
HZ = Hurricane Zone










New York City
Housing Authority

Ocean Hill-Brownsville

40 20 0 40 Feet



Legend

-  NYCHA Tax Lot Boundary
-  NYCHA Buildings with Building & Address Numbers
-  Water
-  Parks and Open Space
-  Streets
-  Buildings
-  Entrance



2041

PACIFIC ST

DEAN ST

324

334

2020

2065

HOWARD AV

1

2

3

4

5

OCEAN HILL-BROWNSVILLE

BLDG#	BIN#	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
1	3038518	M	071	2041 PACIFIC STREET	11233	1431	37	NY005013510	COMMUNITY ROOM/ BOILER
2	3038520	M	072	334 HOWARD AVENUE	11233	1431	43	NY005013510	
2	3038520		072	336 HOWARD AVENUE	11233	1431	43	NY005013510	
3	3038519	M	073	324 HOWARD AVENUE	11233	1431	39	NY005013510	BOILER
4	3038674	M	074	2020 PACIFIC STREET	11233	1439	10	NY005013510	BOILER
5	3038671	M	075	2065 DEAN STREET	11233	1439	1	NY005013510	BOILER

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

AMP# = Abbreviation for Asset Management Project (AMP) Numbers

Revised as of 03/31/2011

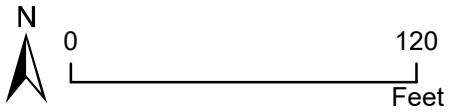
PARK ROCK REHAB



NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

- NYCHA Development
- NYCHA Building
- Residential Addresses
- Management Office
- NYC Parks



Prepared by: Performance Tracking & Analytics Department (December 2020)



PARK ROCK REHAB

BOROUGH: BROOKLYN

TDS #: 351

MANAGED BY: PARK ROCK CONSOLIDATED



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	054	1468 PARK PLACE	11213	YES	1373	34	3036563	NY005013510		
2	055	1474 PARK PLACE	11213	YES	1373	37	3036564	NY005013510		BOILER
3	056	1480 PARK PLACE	11213	YES	1373	40	3036565	NY005013510		
3	056	1484 PARK PLACE	11213		1373	40	3036565	NY005013510		
4	057	208 ROCHESTER AVENUE	11213	YES	1373	43	3036566	NY005013510		BOILER
5	058	218 ROCHESTER AVENUE	11213	YES	1373	46	3036567	NY005013510		
6	059	1521 STERLING PLACE	11213	YES	1373	49	3036568	NY005013510		BOILER
7	060	1522 STERLING PLACE	11213	YES	1379	39	3036863	NY005013510		
7	060	230 ROCHESTER AVENUE	11213		1379	39	3036863	NY005013510		
8	061	232 ROCHESTER AVENUE	11213	YES	1379	41	3036864	NY005013510		
9	062	234 ROCHESTER AVENUE	11213	YES	1379	43	3036865	NY005013510		BOILER

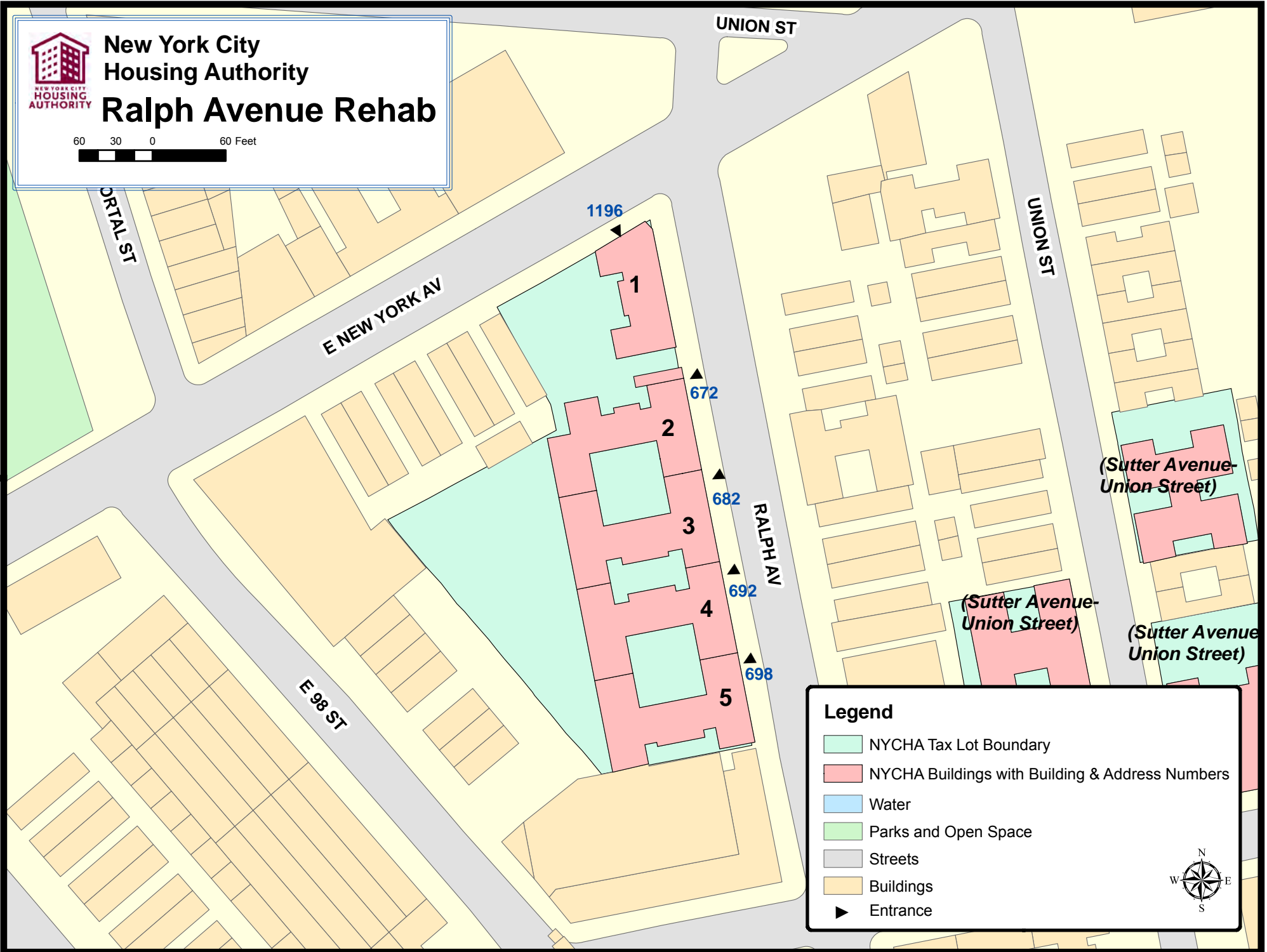
NOTES:
 RESIDENTIAL indicates a residential mailing address. AMP# = Asset Management Project number
 BIN = Building Identification Number HZ = Hurricane Zone



New York City
Housing Authority

Ralph Avenue Rehab

60 30 0 60 Feet



Legend

- NYCHA Tax Lot Boundary
- NYCHA Buildings with Building & Address Numbers
- Water
- Parks and Open Space
- Streets
- Buildings
- Entrance

RALPH AVENUE REHAB

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
				1180 EAST NEW YORK AVENUE	11212	3508	34	NY005011670	DEVELOPMENT GROUNDS
				1186 EAST NEW YORK AVENUE	11212	3508	36	NY005011670	DEVELOPMENT GROUNDS
				662 RALPH AVENUE	11212	3508	41	NY005011670	DEVELOPMENT GROUNDS
1	3080787	M	071	1196 EAST NEW YORK AVENUE	11212	3508	38	NY005011670	BOILER
2	3080789	M	072	672 RALPH AVENUE	11212	3508	42	NY005011670	BOILER
3	3080790	M	073	682 RALPH AVENUE	11212	3508	46	NY005011670	
4	3080791	M	074	692 RALPH AVENUE	11212	3508	50	NY005011670	
5	3080792	M	075	698 RALPH AVENUE	11212	3508	54	NY005011670	BOILER

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

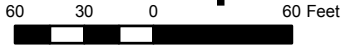
AMP# = Abbreviation for Asset Management Project (AMP) Numbers

Revised as of 09/12/2012



New York City
Housing Authority

Reid Apartments



E NEW YORK AV

TROY AV








728

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MAPLE ST

ALLEY

Legend

-  NYCHA Tax Lot Boundary
-  NYCHA Buildings with Building & Address Numbers
-  Water
-  Parks and Open Space
-  Streets
-  Buildings
-  Entrance



REID APARTMENTS

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
1	3106612	M	037	728 EAST NEW YORK AVENUE	11203	4795	16	NY005011670	DEVELOPMENT MANAGEMENT OFFICE/ BOILER/ LAUNDRY ROOM
1	3106612		037	681 MAPLE STREET	11203	4795	16	NY005011670	
1	3106612		037	720 EAST NEW YORK AVENUE	11203	4795	16	NY005011670	SENIOR CENTER
1	3106612		037	722 EAST NEW YORK AVENUE	11203	4795	16	NY005011670	
1	3106612		037	726 EAST NEW YORK AVENUE	11203	4795	16	NY005011670	
1	3106612		037	730 EAST NEW YORK AVENUE	11203	4795	16	NY005011670	

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

AMP# = Abbreviation for Asset Management Project (AMP) Numbers

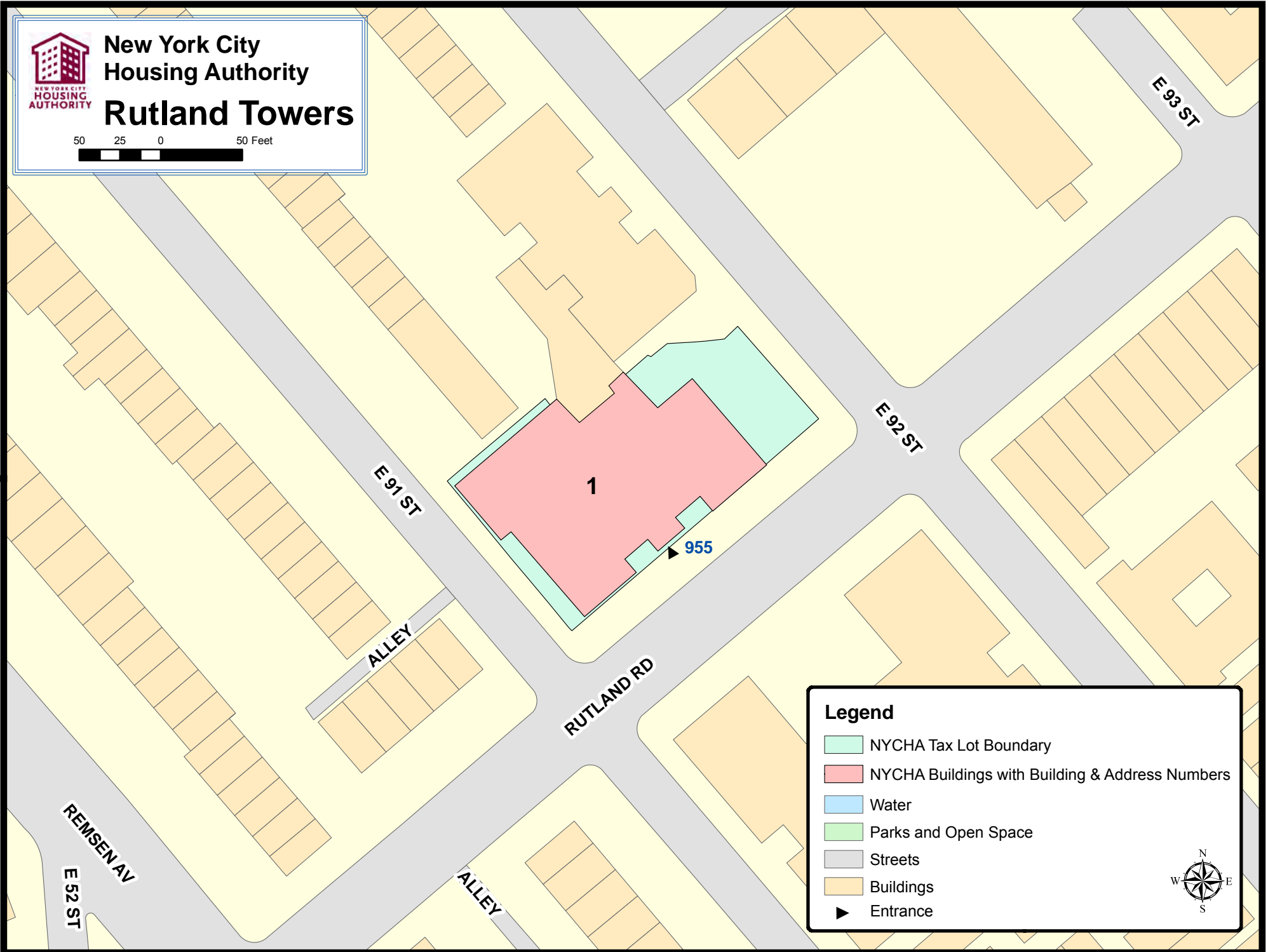
Revised as of 09/12/2012



New York City
Housing Authority

Rutland Towers

50 25 0 50 Feet



Legend

- NYCHA Tax Lot Boundary
- NYCHA Buildings with Building & Address Numbers
- Water
- Parks and Open Space
- Streets
- Buildings
- Entrance



RUTLAND TOWERS

BLDG#	BIN #	M	SH#	ADDRESS	ZIP CODE	BLOCK	LOT	AMP#	FACILITY
1	3099358	M	041	955 RUTLAND ROAD	11212	4594	64	NY005011670	BOILER/ LAUNDRY ROOM

NOTE:

BLDG# = Building #

SH# = Stairhall # (Account # for FHA)

M = Residential Mailing Address

BIN# = Building Identification Number

AMP# = Abbreviation for Asset Management Project (AMP) Numbers

Revised as of 09/12/2012

STERLING PLACE REHABS (STERLING-BUFFALO)

NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

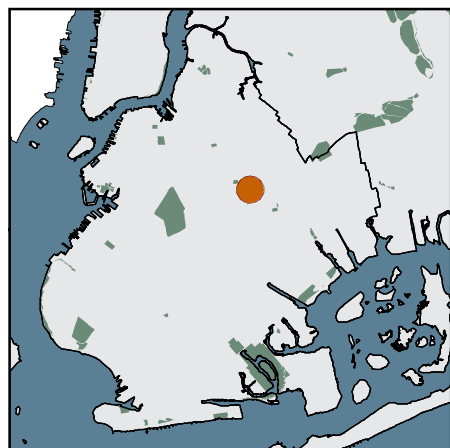
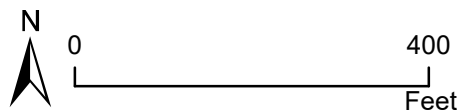
 NYCHA Development

 NYCHA Building

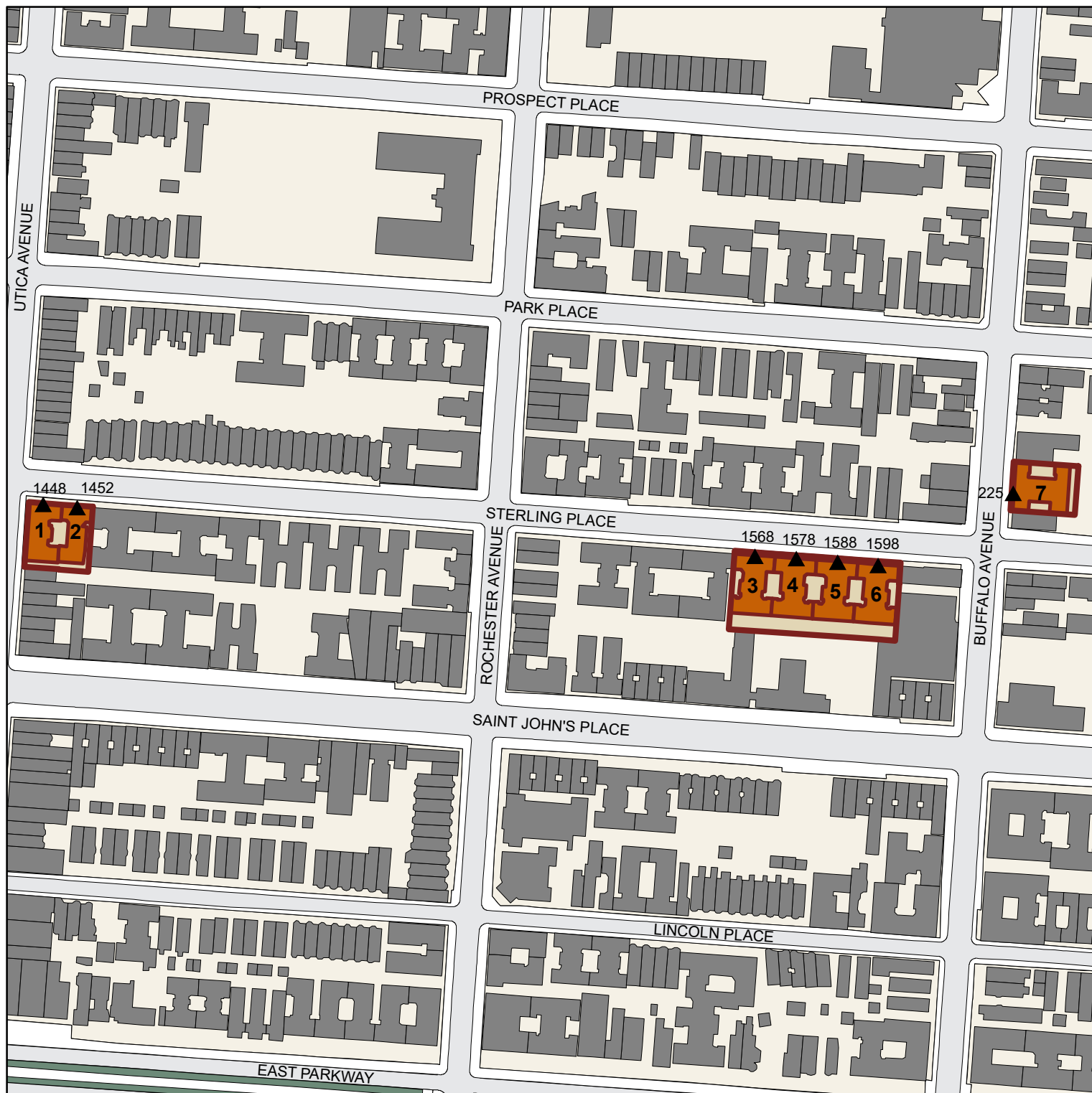
 Residential Addresses

 Management Office

 NYC Parks



Prepared by: Performance Tracking & Analytics Department (December 2020)



STERLING PLACE REHABS (STERLING-BUFFALO)

BOROUGH: BROOKLYN

TDS #: 368

MANAGED BY: PARK ROCK CONSOLIDATED



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	001	1448 STERLING PLACE	11213	YES	1379	8	3036855	NY005013510		BOILER/ CARPENTERS SHOP/ STOREROOM
2	002	1452 STERLING PLACE	11213	YES	1379	11	3036856	NY005013510		BOILER
3	003	1568 STERLING PLACE	11213	YES	1380	25	3036888	NY005013510		BOILER
4	004	1578 STERLING PLACE	11213	YES	1380	28	3036889	NY005013510		BOILER
5	005	1588 STERLING PLACE	11213	YES	1380	31	3036890	NY005013510		BOILER
6	006	1598 STERLING PLACE	11213	YES	1380	34	3036891	NY005013510		BOILER
7	007	225 BUFFALO AVENUE	11213	YES	1375	2	3036630	NY005013510		BOILER

NOTES:

RESIDENTIAL indicates a residential mailing address.
BIN = Building Identification Number

AMP# = Asset Management Project number
HZ = Hurricane Zone


STERLING PLACE REHABS (SAINT JOHNS-STERLING)

NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

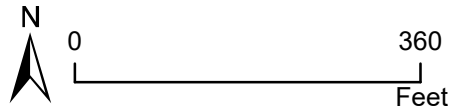
 NYCHA Development

 NYCHA Building

 Residential Addresses

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 NYC Parks



Prepared by: Performance Tracking &
Analytics Department (December 2020)



STERLING PLACE REHABS (SAINT JOHNS-STERLING)

BOROUGH: BROOKLYN

TDS #: 366

MANAGED BY: PARK ROCK CONSOLIDATED



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	008	1483 SAINT JOHNS PLACE	11213	YES	1379	63	3036877	NY005013510		BOILER/ BRICKLAYERS SHOP
2	009	1491 SAINT JOHNS PLACE	11213	YES	1379	55	3036875	NY005013510		BOILER
3	010	1506 STERLING PLACE	11213	YES	1379	31	3036861	NY005013510		BOILER
4	011	1511 STERLING PLACE	11213	YES	1373	54	3036569	NY005013510		BOILER
5	012	1640 STERLING PLACE	11233	YES	1381	18	3036911	NY005013510		BOILER
	800	1487 SAINT JOHNS PLACE	11213		1379	59	3036873	NY005013510		PLAYGROUND

NOTES:

RESIDENTIAL indicates a residential mailing address.
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AMP# = Asset Management Project number
HZ = Hurricane Zone


SUTTER AVENUE-UNION STREET




NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

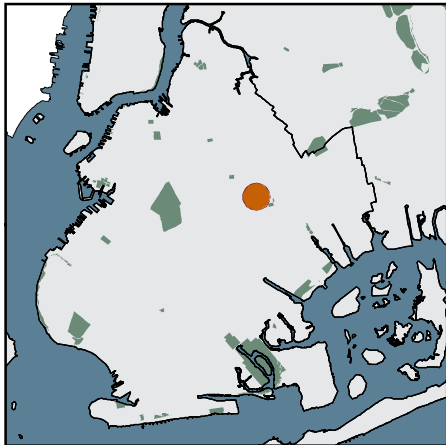
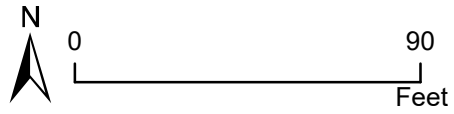
 NYCHA Development

 NYCHA Building

 Residential Addresses

 Management Office

 NYC Parks



Prepared by: Performance Tracking & Analytics Department (December 2020)



SUTTER AVENUE-UNION STREET

BOROUGH: BROOKLYN

TDS #: 369

MANAGED BY: REID APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	076	2069 UNION STREET	11212	YES	3510	1	3080820	NY005011670		BOILER
1	076	2079 UNION STREET	11212		3510	1	3080820	NY005011670		
2	077	2045 UNION STREET	11212	YES	3510	11	3080825	NY005011670		BOILER
2	077	2055 UNION STREET	11212		3510	11	3080825	NY005011670		
3	078	2058 UNION STREET	11212	YES	3509	59	3080818	NY005011670		BOILER
3	078	2068 UNION STREET	11212		3509	59	3080818	NY005011670		
	800	2041 UNION STREET	11212		3510	16	3000000	NY005011670		DEVELOPMENT GROUNDS
	801	2063 UNION STREET	11212		3510	7	3000000	NY005011670		DEVELOPMENT GROUNDS
	802	2067 UNION STREET	11212		3510	6	3000000	NY005011670		DEVELOPMENT GROUNDS

NOTES:

RESIDENTIAL indicates a residential mailing address.
BIN = Building Identification Number

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TAPSCOTT STREET REHAB




NEW YORK CITY
HOUSING
AUTHORITY

BOROUGH: BROOKLYN

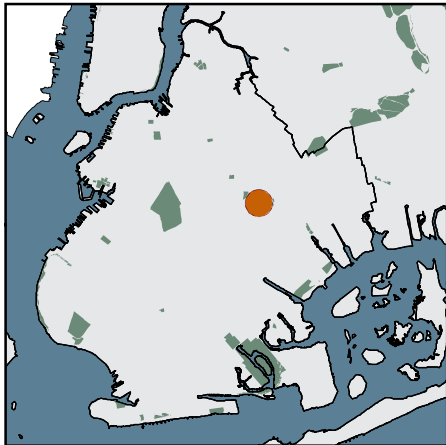
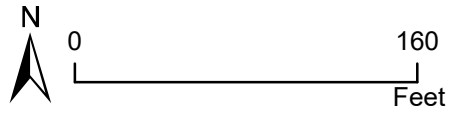
 NYCHA Development

 NYCHA Building

 Residential Addresses

 Management Office

 NYC Parks



Prepared by: Performance Tracking &
Analytics Department (December 2020)



TAPSCOTT STREET REHAB

BOROUGH: BROOKLYN

TDS #: 354

MANAGED BY: REID APARTMENTS



BUILDING#	STAIRHALL#	ADDRESS	ZIP CODE	RESIDENTIAL	BLOCK	LOT	BIN	AMP#	HZ	FACILITY
1	063	725 HOWARD AVENUE	11212	YES	3534	1	3081227	NY005011670	6	BOILER
2	064	728 HOWARD AVENUE	11212	YES	3550	34	3081484	NY005011670	6	BOILER
2	064	738 HOWARD AVENUE	11212		3550	34	3081484	NY005011670	6	
3	065	170 TAPSCOTT STREET	11212	YES	3549	36	3081471	NY005011670	6	BOILER
4	066	175 TAPSCOTT STREET	11212	YES	3550	16	3081483	NY005011670	6	BOILER
4	066	185 TAPSCOTT STREET	11212		3550	16	3081483	NY005011670	6	
5	067	184 TAPSCOTT STREET	11212	YES	3549	41	3423994	NY005011670	6	BOILER
6	068	187 TAPSCOTT STREET	11212	YES	3550	11	3081482	NY005011670	6	BOILER
6	068	197 TAPSCOTT STREET	11212		3550	11	3081482	NY005011670	6	
7	069	192 TAPSCOTT STREET	11212	YES	3549	39	3081472	NY005011670	6	BOILER
8	070	199 TAPSCOTT STREET	11212	YES	3550	6	3081481	NY005011670	6	BOILER
8	070	209 TAPSCOTT STREET	11212		3550	6	3081481	NY005011670	6	
	800	182 TAPSCOTT STREET	11212		3549	41	3423994	NY005011670	6	DEVELOPMENT GROUNDS
	801	188 TAPSCOTT STREET	11212		3549	43		NY005011670	6	DEVELOPMENT GROUNDS
	802	190 TAPSCOTT STREET	11212		3549	44	3081472	NY005011670	6	DEVELOPMENT GROUNDS

NOTES:
 RESIDENTIAL indicates a residential mailing address. AMP# = Asset Management Project number
 BIN = Building Identification Number HZ = Hurricane Zone

APPENDIX 3:
SCOPE OF WORK

NYCHA Reid Park Rock Draft Scope of Work

The below draft scope of work narrative is a high level of summary of upgrades that will occur across the portfolio. All units across the portfolio will receive a comprehensive unit renovation, as detailed below. Building systems, common area spaces, building exteriors, and landscaping vary in size and existing condition across buildings. When it comes to these scopes of work, the below can be understood as typical, with site-specific variations to best address the unique conditions and existing conditions at a given building.

I. Apartment Units

1. Throughout
 - a. New flooring and wooden baseboard
 - b. New solid core doors and hardware
 - c. New LED lighting
 - d. New zero-VOC, antimicrobial paint for walls, trim, frames, doors, and ceiling
 - e. New receptacles, switches, and coverplates
2. Kitchen
 - a. New plywood kitchen cabinetry
 - b. New quartz countertops
 - c. New full tile backsplash
 - d. New undermount sink and Watersense faucet
 - e. New stainless steel, Energy Star appliances (stoves, refrigerator, range hood)
3. Bath
 - a. New tub-surround and wet wall wainscotting
 - b. New undermount sink and Watersense faucet
 - c. New Watersense toilet
 - d. New tub/shower valve, trim, tub trap, drain and overflow
 - e. New plywood vanity cabinet with quartz countertop
 - f. New mirrored medicine cabinet
 - g. New bathroom accessories
 - h. New towel and grab bars
4. Other
 - a. New electric panel
 - b. New hardwired CO2/smoke detectors
 - c. Cleaned ductwork and new registers, grilles, and diffusers
 - d. New intercom system
 - e. New isolation valves
 - f. Blocking for all wall / ceiling mounted items
 - g. Installation of rodent / pest barrier

II. Common Spaces, Community Areas, and Offices

1. New flooring
2. New paint
3. New LED lighting with bi-level occupancy sensors for back of house spaces and emergency backup as required
4. New signage
5. New furnishings
6. New handrails in corridors and lobbies as applicable

7. Upgrades management office spaces (new flooring, paint, light fixtures, kitchens, bathrooms as applicable)
8. Upgraded common area bathrooms
9. Repairs to existing garbage chutes / chute doors as applicable

III. MEP/FP Building Systems

1. Boiler replacement / boiler repair
2. Repair of mechanical system leaks, and adding new insulation where needed
3. Plumbing lines cleaned and repaired
4. Electrical system repairs/cleaning as required
5. Repairs to existing fire alarm/fire suppression systems

IV. Elevators

1. At buildings with elevators, full elevator modernizations will take place

V. Security / Low Voltage

1. New cameras and security equipment will be installed throughout the buildings and sites.
2. New access control systems

VI. Building Structure and Envelope

1. Façade repairs and cleaning
2. Roof replacement or repairs
3. Building awning/canopy repairs as applicable
4. Storefront entry replacement / repairs as applicable
5. New window inserts
6. Fire escapes repaired as needed

VII. Sites and Grounds

1. Hardscape repairs and replacement (including ensuring accessible routes)
2. Asphalt repairs and replacements (parking lots, athletic areas)
3. Refuse management area upgrades as needed
4. New LED exterior lighting
5. Fencing repairs and replacements
6. Upgrades and repairs to existing outdoor amenities (playground, benches, etc.)
7. New active outdoor amenities at selective sites
8. Landscape refresh as applicable

VIII. Environmental Remediation

1. All necessary asbestos and lead abatement will be completed prior to work starting and will be performed as per all applicable federal, state, and local codes and laws.
2. Any areas of mold or moisture requiring attention will be remediated

IX. Additional Energy, Health, and Sustainability

1. Leak detection installed
2. Boiler monitoring / controls installed

APPENDIX 4:
SECTION 106 PROGRAMMATIC AGREEMENT

SECTION 106 PROGRAMMATIC AGREEMENT

AMONG

THE NEW YORK STATE HISTORIC PRESERVATION OFFICER,

**THE CITY OF NEW YORK DEPARTMENT OF HOUSING
PRESERVATION AND DEVELOPMENT,**

AND

THE NEW YORK CITY HOUSING AUTHORITY

REGARDING

**NEW YORK CITY HOUSING AUTHORITY PROGRAMS AND
ACTIVITIES FUNDED BY THE UNITED STATES DEPARTMENT OF
HOUSING AND URBAN DEVELOPMENT**

2018-048894

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PREAMBLE

WHEREAS, the United States Department of Housing and Urban Development (hereinafter "**HUD**") provides grant funding through the Capital Fund Grant Program, Operating Fund, HOPE VI, Rental Assistance Demonstration, and other HUD grant programs to the New York City Housing Authority (hereinafter "**NYCHA**"); and

WHEREAS, NYCHA proposes to commit HUD funds provided through these grant programs to Undertakings such as repair, rehabilitation, construction, demolition, acquisition, financing, and disposition of NYCHA's public housing developments, and management of their operations; and

WHEREAS, pursuant to 24 CFR Part 58- "Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities", the City of New York ("**NYC**") Department of Housing Preservation and Development (hereinafter "**HPD**") assumes environmental review responsibility for these HUD-assisted Undertakings and as such must ensure NYCHA's compliance with the National Historic Preservation Act (hereinafter "**NHPA**"), 54 U.S.C. § 300101, and its implementing regulations for the "Protection of Historic Properties" at 36 CFR Part 800 (hereinafter "**Section 106**") as part of its environmental review responsibilities; and

WHEREAS, NYCHA and the New York State Historic Preservation Officer (hereinafter "**SHPO**") has performed a Historic Resources Survey and the SHPO determined that thirty-seven (37) NYCHA properties are listed or eligible for listing in the National Register of Historic Places (hereinafter "**NYCHA Historic Properties**"), identified in Appendix A- "NYCHA National Register Listed and Eligible Properties"; and

WHEREAS, HPD has consulted with the NYC Landmarks Preservation Commission (hereinafter "**LPC**") regarding the effects of this Programmatic Agreement (hereinafter "**PA**") on NYCHA landmark properties, and has invited the LPC to sign this PA as a concurring party; and

WHEREAS, on August 24, 2017 a public notice was placed on the HPD website notifying and inviting the public to participate in the development of this PA to which HPD did not receive responses; and

WHEREAS, on January 12, 2018 representatives from the LPC, the Municipal Art Society of New York, the Historic Districts Council, and DOCOMOMO U.S- New York/Tri-State participated on a conference call with HPD, SHPO and NYCHA to provide comments and feedback on this PA; and

WHEREAS, HPD invited Tribal Historic Preservation Officers (hereinafter "**THPO**") from Stockbridge-Munsee Mohican Tribal Historic Preservation New York Office, the Shinnecock Indian Nation Tribal Office, Delaware Tribe Historic Preservation Representative, and the Delaware Nation to consult on the development of this PA and did not receive comments; and

HPD-NYCHA- NY SHPO Section 106 Programmatic Agreement

WHEREAS, HPD notified the Advisory Council on Historic Preservation (hereinafter "**ACHP**") of the development of this PA and the ACHP has elected not to participate in the consultation process; and

WHEREAS, NYCHA and its Responsible Entity, HPD, have determined that some HUD-assisted Undertakings may have an effect on these thirty-seven (37) NYCHA historic properties and has consulted with the SHPO pursuant to Section 106;

NOW, THEREFORE, NYCHA, HPD, the SHPO, and LPC agree that these HUD-assisted Undertakings shall be implemented in accordance with the stipulations provided in this PA in order to take into account the effect of these Undertakings on NYCHA's historic resources.

The Parties acknowledge and agree that the recitals included in the Preamble above are incorporated by reference herein, and any obligation, term, condition, representation, or warranty set forth therein shall be binding on the Parties, as applicable.

STIPULATIONS

NYCHA, under the oversight of its Responsible Entity, HPD, shall ensure that the following measures are carried out to satisfy NYCHA's Section 106 responsibilities for all applicable HUD- assisted Undertakings.

I. General

A. Purpose

This PA establishes procedures that NYCHA and HPD shall implement to fulfill its Section 106 responsibilities as outlined under 24 CFR Part 58- "Environmental Review Procedures for Entities Assuming HUD Environmental Review Responsibilities". The PA streamlines the Section 106 review process of the NHPA and reduces case by case consultation with the SHPO for every proposed HUD-assisted Undertaking or Undertakings occurring at HUD-assisted sites.

B. Applicability

1. This PA applies to NYCHA's HUD-funded programs, initiatives, assistance, actions or decisions subject to the environmental review procedures outlined in 24 CFR Part 58 that require compliance with Section 106. Applicable programs include, but are not limited to, the Capital Fund Grant Program, Operating Fund, HOPE VI, Section 18, and the Rental Assistance Demonstration ("**RAD**") program.
2. Disaster recovery Undertakings funded by the Federal Emergency Management Agency ("**FEMA**") are not covered by this Programmatic Agreement. These FEMA-funded disaster recovery Undertakings are covered under a separate statewide Programmatic Agreement.
3. This Programmatic Agreement does not supersede permitting or regulatory procedures for any local landmarks or historic districts.

II. Definitions

A. Adverse Effect

An adverse effect means an Undertaking may alter, directly or indirectly, any of the characteristics of a historic property that qualify the property for inclusion in the National Register in a manner that would diminish the integrity of the property's location, design, setting, materials, workmanship, feeling, or association. Consideration shall be given to all qualifying characteristics of a historic property, including those that may have been identified subsequent to the original evaluation of the property's eligibility for the National Register. Adverse effects may include reasonably foreseeable effects caused by the

Undertaking that may occur later in time, be farther removed in distance or be cumulative. [36 CFR 800.5 (a) (1)]

B. Contiguous/Adjacent

NYCHA must consider whether there could be adverse effects within a 400-foot radius from project site for potential visual impact, and 90-foot radius from a project site for potential physical impact. This is based on the NYC Environmental Quality Review Technical Manual (2014) (“**CEQR**”) and the NYC Department of Buildings (“**DOB**”) Technical Policy and Procedure Notice (“**TPPN**”) #10/88

C. Days

Any reference to “days” within this Agreement refers to calendar days.

D. Demolition

Demolition refers to any partial, full demolition, and/or removal of any building or structure.

E. Emergency Undertaking

An Emergency Undertaking is any Undertaking that is as an essential and immediate response to a natural disaster or emergency declared by the President, a tribal government, the Governor of the State, New York City’s chief executive officer or legislative body; or in response to an imminent threat to public health or safety as a result of a natural disaster or emergency declared by the appropriate authority. Such Emergency Undertakings are those that will be implemented within thirty (30) days after the disaster or emergency has been formally declared.

F. Historic Artwork

Any NYCHA-owned artistic property at least 50 years of age including figurative or abstract sculptures (free-standing or bas relief), designed playground equipment, monuments, fountains, environmental design (such as outdoor seating), and murals (painted or mosaic) that are historically related to and located within a NYCHA development (interior or exterior). This includes Federal WPA art projects and other artwork, found at both NYCHA Historic Properties and NYCHA Non-Historic Properties. A list of NYCHA Historic Artwork as of 2017 may be found in Appendix C of this PA.

G. NYCHA Historic Property

Any NYCHA development included in, or eligible for inclusion in, the National Register of Historic Places. A list of NYCHA Historic Properties identified as of 2017 may be found in Appendix A of this PA. This list may be updated as

properties are re-evaluated for eligibility upon reaching 50 years of age. See Section VI. A and C.

H. NYCHA Non-Historic Property

Any NYCHA development not included in, or eligible for inclusion in the National Register of Historic Places maintained by the Secretary of the Interior. If a property is not listed in Appendix A of this PA, it has been determined that it is non-historic.

I. In-Kind Repair

In-Kind Repair means an action to restore the mechanical, structural, or aesthetic function of an element of an historic resource using materials and methods compatible with the original nature and function of that element.

J. In-Kind Replacement

In-Kind Replacement means the removal of any element and the insertion of a new element with the same material matching the same design, form, dimension, color and texture as that being replaced.

K. New Construction/Addition

Any new, permanent construction or addition erected on NYCHA Historic Properties, and/or new, permanent construction or addition attached to a building located on a NYCHA Historic Property.

L. Responsible Entity

For public housing agencies [this is] the unit of general local government within which the project is located that exercises land use responsibility. HPD serves as NYCHA's Responsible Entity for the HUD programs subject to 24 CFR Part 58, with the exception of Community Development Block Grants.

M. Significant Ground Disturbance

This means ground disturbance greater than eighteen (18) inches below an existing surface.

N. Undertaking

This means a project, activity, or program funded in whole or in part under the direct or indirect jurisdiction of a Federal agency (e.g. HUD), including those carried out by or on behalf of a Federal agency; those carried out with Federal financial assistance; and those requiring a federal permit, license, or approval.

III. Activities Requiring Consultation with SHPO

NYCHA shall consult with SHPO in the manner described in Stipulation VIII of this PA for the following Undertakings:

A. NYCHA Historic Properties

All Undertakings that will occur at a NYCHA Historic property require consultation with SHPO, with the exception of Undertakings that are limited solely to activities in Appendix B of this PA.

B. NYCHA Non-Historic Properties

While consultation with SHPO is not required for the majority of projects occurring at Non-Historic Properties, consultation is required for Undertakings involving any of the following activities:

1. New construction
2. Demolition of buildings and/or structures (other than roof top communications equipment). This only applies to NYCHA properties that are at least fifty years of age.
3. Any other Significant Ground-Disturbing activities (work in or around any known and unknown archaeological site).
4. Work in, on or around, or associated with, existing Historic Artwork.

IV. Activities Exempt from SHPO Consultation

Undertakings that meet the criteria listed under this Stipulation IV and/or Appendix B- "Activities Exempt from Review by SHPO" will not require submission to SHPO for consultation. However, approval from the LPC may be required for historic properties with NYC landmark status.

Determinations of whether an Undertaking is exempt or requires SHPO consultation must be made by, or under the supervision of a NYCHA and/ or HPD personnel who is authorized to make this determination and meet the qualifications stated in section VII. Personnel determining whether an Undertaking is exempt shall take into account the following criteria:

A. NYCHA Historic Properties

If an Undertaking will occur at a NYCHA Historic Property but the activities of the Undertaking are limited solely to the exempt activities listed in Appendix B of this PA, consultation with SHPO is not required. Consultation is required for all other activities.

B. Non-Historic NYCHA Properties

Undertakings occurring at sites not listed in Appendix A of this PA (NYCHA Historic Properties) do not require consultation with SHPO **unless** the Undertaking involves activities outlined above in Stipulation III.B.

V. **Archaeological Resources**

- A. Prior to performing activities involving significant ground disturbance (except for the activities and criteria listed as exempt in Appendix B- NYCHA Activities Exempt from Review by the New York State Historic Preservation Officer), NYCHA shall consult with the SHPO and LPC to determine if the area of Ground Disturbance has the potential to contain significant archaeological resources.
- B. If the affected area is deemed to have high archaeological potential by the SHPO and/or LPC, NYCHA shall retain the services of a qualified archaeologist to perform an archaeological survey of the affected site. The archaeologist must meet the *National Park Service's Professional Qualification Standards for Archaeology*. The scope of services to be performed shall be developed by the archaeologist in consultation with the SHPO. NYCHA shall submit a report detailing findings of the survey to the SHPO and LPC for review,

VI. **Responsibilities**

- A. New York City Housing Authority
1. NYCHA agrees to comply with the stipulations of this agreement, to consult with the SHPO where required in accordance with their provisions, and to the extent practicable, to ensure that all work performed at NYCHA Historic Properties conforms with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* (hereinafter "**the Standards**").
 2. For all activities requiring consultation, NYCHA agrees to initiate and conclude the review process before beginning or permitting any work.
 3. NYCHA shall report to SHPO and HPD on an annual basis all Undertakings that require compliance with Section 106 but were exempted from consultation based on stipulations within this Agreement.
 4. At the five-year point of this PA, NYCHA shall provide current images to the SHPO of those properties not currently on the NYCHA Historic Property List (Appendix A) that have reached 50 years of age so that the SHPO may re-evaluate these properties for eligibility. The list in Appendix A-NYCHA National Register Listed/Eligible & LPC Properties, shall be amended should any new properties be determined eligible.

5. NYCHA shall update Appendix C- NYCHA List of Identified Historic Artwork on an annual basis as artistic works reach 50 years of age; and shall provide a copy of the revised list to SHPO annually.

B. NYC Department of Housing Preservation and Development

1. HPD, as NYCHA's Responsible Entity, shall ensure that the Section 106 process, as stipulated within this Agreement, is completed prior to the approval of a release, or request for release of funds for HUD assisted Undertakings as stipulated within this PA.
2. HPD shall make available for public inspection NYCHA's Environmental Review Records which includes documentation of Section 106 compliance and information on the types of activities undertaken with HUD assistance at NYCHA historic properties.

C. New York State Historic Preservation Officer

1. The New York SHPO shall review all of NYCHA's project submissions or documentation and shall either:
 - a. Request additional information and/or provide recommendations;
 - b. Provide a project effect finding to complete the review process;
 - c. Provide a project effect finding that requires continued consultation with the SHPO;
 - d. Establish conditions for project approval which may require continued consultation with the SHPO or require that NYCHA agree in writing to meet specified conditions and/or provide revised project materials (e.g. revised plans and specifications) which incorporate the SHPO's conditions.
2. Five years from the execution of this PA, the SHPO shall re-evaluate NYCHA properties not currently included on the NYCHA Historic Property List (Appendix A) that have reached 50 years of age to determine if any meet the National Register criteria. Eligibility determinations shall be prepared should any of these properties be determined eligible for the National Register. Any new determinations of National Register eligibility shall be shared with the consulting parties.

D. NYC Landmarks Preservation Commission

1. LPC shall review NYCHA Undertakings that have the potential to adversely affect an LPC designated property, or one calendared for designation and notify NYCHA if an LPC property may be affected by the Undertaking and will require an LPC permit.

2. Five years from the execution of this PA, NYCHA shall provide current images to LPC of those properties not currently on the NYCHA Historic Property list (Appendix A) that have reached 30 years of age so that the LPC may re-evaluate these properties for eligibility. The list in Appendix A-NYCHA National Register listed/eligible & LPC properties shall be amended should any new properties be determined LPC eligible. Any new determinations of LPC eligibility shall be shared with the consulting parties.

VII. Qualifications of Personnel

NYCHA and HPD shall ensure that all activities, reviews, and determinations carried out pursuant to this agreement are implemented by or under the supervision of a person(s) qualified in accordance with *The Secretary of the Interior's Professional Qualifications Standards* at 36 CFR Part 61. NYCHA's Deputy Director of Design or other qualified designee may supervise and/or authorize staff in the implementation of this PA.

VIII. Section 106 Review Process

NYCHA shall afford the SHPO the opportunity to review Undertakings that do not meet the exempt criteria set forth in Stipulation IV, comment and issue findings in the manner described below.

A. Requesting SHPO Review

NYCHA shall submit the following project documentation to the SHPO for review:

1. Scope of work
2. Current photographs of the affected property/properties, facilitie(s), structure(s) or object(s)
3. Property location
4. Site plans and/or drawings

If the SHPO determines that the project information/documentation is incomplete, the SHPO shall advise NYCHA of any additional information that is required within 30 days of submission as outlined in VIII. B.

B. SHPO Review Timeframes

The SHPO shall provide written comments or request for more information on a project within thirty (30) days after receipt of a request for consultation. If SHPO does not provide written comments within the mandated 30-day period, HPD/NYCHA can assume SHPO's concurrence that an Undertaking will have no adverse effect and proceed with the Undertaking.

C. SHPO's Comments

The SHPO's comments may include recommendations for modifying a proposed project's plans to be consistent with the *Secretary of the Interior's Standards for the Treatment of Historic Properties* ("Standards"); a determination that a proposed project constitutes no adverse effect; that a proposed project constitutes an adverse effect, or any other recommendations that the SHPO believes are necessary to complete Section 106 Review of a proposed project.

D. Incorporation of Comments

Upon receipt of comments from the SHPO, NYCHA shall evaluate the comments and provide a written response to the SHPO within 30 days, unless the SHPO's finding is "No Adverse Effect", in which case a written response to the SHPO is not required.

E. Section 106 Review Process for LPC Designated Properties

Additionally, when NYCHA is required to submit an Undertaking for Section 106 review to the SHPO, as outlined in Section VIII. A of this Agreement NYCHA must also contemporaneously consult with the LPC on Undertakings that have the potential to adversely affect an LPC property.

1. NYCHA will submit the documents that it provided to SHPO to LPC so that LPC may notify NYCHA as to whether an LPC property may be affected by the Undertaking and will require an LPC permit.
2. LPC will review NYCHA Undertakings that have the potential to adversely affect an LPC designated property, or one calendared for designation.
3. LPC understands that if it does not respond to NYCHA's submittal of Undertakings to them within the timeframe outlined in Section VIII, Part B, "SHPO Review Timeframes", NYCHA will assume that none of the Undertakings are subject to LPC review and permitting and will proceed with the Undertaking.

F. Resolution of Adverse Effects

1. For Undertakings that the SHPO and NYCHA agree will constitute an adverse effect on historic properties, NYCHA shall continue consultation with the SHPO in accordance with 36 CFR Part 800.6 to resolve the adverse effect.
2. If after consulting to resolve adverse effects, the SHPO or NYCHA determines that further consultation will not be productive either party shall follow the applicable procedures as outlined in 36 CFR Part 800.7.
3. If after consulting to resolve adverse effects LPC, SHPO and NYCHA do not

agree, if permit issuance is required, LPC will make the final determination based on permit issuance approval.

IX. Expedited Reviews

- A. NYCHA Undertakings that do not meet the definition of an Emergency Undertaking as outlined above but require urgent action may be submitted to SHPO along with an email requesting expedited review. Upon request from HPD or NYCHA, SHPO shall make a good faith effort to expedite its review of these Undertakings.
- B. NYCHA Undertakings that do not meet the definition of an Emergency Undertaking as outlined above and are LPC designated or calendared for designation, but require urgent action, may be submitted to LPC along with an email requesting expedited review. Upon request from HPD or NYCHA, LPC shall make a good faith effort to expedite its review of these Undertakings.

X. Post Review Discoveries/Unanticipated Effects

If during an Undertaking additional historic properties, structures or objects are discovered, or unanticipated effects on historic properties are found NYCHA shall cease the work until it can be evaluated in accordance with 36 C.F.R Part 800.13 (b) and immediately notify the SHPO. NYCHA shall follow SHPO's protocol for post review/unanticipated discoveries as outlined in Appendix E of this Agreement.

XI. Discovery of Human Remains

If human remains are encountered during an Undertaking or archaeological investigation, local law enforcement and the New York City Chief Medical Examiner must be notified immediately. The New York State Office of Parks, Recreation and Historic Preservation (OPRHP) has developed a Human Remains Discovery Protocol. The treatment of any human remains encountered during an Undertaking will be guided by this protocol outlined in Appendix D- "New York State Office of Parks, Recreation and Historic Preservation Human Remains Discovery Protocol".

XII. Duration/ Effective Dates

This agreement shall continue in full force and effect for ten (10) years from the date of the last signature on this Agreement. No extension of the term will be effective unless all parties to the Agreement have agreed to it in writing.

XIII. Documentation and Recordkeeping

NYCHA and HPD shall maintain documentation of all Undertakings that have

been reviewed by SHPO or exempted from review pursuant to this Agreement. These documents shall be maintained for seven (7) years

XIV. Monitoring and Reporting

Each year, following the date that this PA is executed, until it expires or is terminated, NYCHA shall provide all signatories to this PA with a summary report. The report shall include:

- A. Overview of PA effectiveness and suggested improvements.
- B. A list of exempted projects in which no further consultation was required
- C. Any problems encountered disputes or objections in the efforts to carry out the terms of the PA.
- D. Names and qualifications of those persons supporting the cultural resource professions as required in section VII.
- E. Any post-review discoveries.
- F. Any Memorandum of Agreements executed.

XV. Dispute Resolution

Should any signatory to this Agreement object at any time to any actions proposed or the manner in which the terms of this Agreement are implemented, the objecting party shall consult with the other parties to resolve the objection. If any party determines that the objection cannot be resolved, HPD in consultation with NYCHA shall request comments of the Advisory Council on Historic Preservation ("ACHP") pursuant to 36 CFR 800.5 (c)(3) as follows:

- A. Forward all documentation relevant to the dispute, including proposed resolution(s), to the ACHP. The ACHP shall provide HPD and NYCHA with its advice on the resolution of the objection within thirty (30) days of receiving adequate documentation. Prior to reaching a final decision on the dispute, HPD in consultation with NYCHA shall prepare a written response that takes into account any timely advice or comments regarding the dispute from the ACHP, signatories and concurring parties, and provide them with a copy of this written response. NYCHA will then proceed according to HPD's final decision.
- B. If the ACHP does not provide its advice regarding the dispute within the thirty (30) day time period, HPD may make a final decision on the dispute and proceed accordingly. Prior to reaching such a final decision, HPD shall prepare a written response that takes into account any timely comments regarding the dispute from the signatories and concurring parties to the Agreement, and provide them and the ACHP with a copy of such written response.

- C. Notwithstanding the foregoing in this Article XV, If after consulting to resolve adverse effects in accordance with Article VIII of this Agreement, LPC, SHPO and NYCHA do not agree, if permit issuance is required, LPC will make the final determination based on permit issuance approval.

SHPO, NYCHA and HPD's responsibility to carry out all other actions subject to the terms of this Agreement that are not subject of the dispute remain unchanged.

XVI. Amendments

Any party to this Agreement may request that it be amended, whereupon the parties will consult pursuant to 36 CFR 800.6(c) (7). No modification shall be effective unless HPD, NYCHA, and SHPO have agreed to it in writing. The amendment will become effective on the date a copy is signed by all signatories.

Additionally, two years after execution of this Agreement the parties shall review program performance to determine effectiveness of the agreement and shall consult to consider amendment of the Agreement.

XVII. Emergency Undertakings

This Programmatic Agreement will follow procedures for handling Emergency Undertakings as outlined in 36 CFR Part 800.12.

XVIII. Public Involvement and Outreach

- A. HPD shall notify the public of the nature and scope of proposed HUD-assisted Undertakings that may have an adverse affect and/or new construction within historic properties and/or sites, and provide a reasonable opportunity for members of the public to express their views on these Undertakings.
- B. Additionally, HPD shall inform the public of the existence of this PA and plans for meeting the stipulations outlined in the PA. Copies of this agreement and relevant documentation prepared pursuant to the terms of this PA shall be made available for public inspection via Environmental Review Records and online publication on HPD's website.
- C. If at any time during the implementation of the measures stipulated in this Agreement, should an objection to any measure or its implementation be raised by a member of the public, HPD shall take the objection into account and consult as needed with NYCHA and the SHPO to resolve the objection.

XIX. Technical Assistance

Nothing in this Agreement shall be construed to mean that NYCHA or HPD cannot request advice, counsel, or assistance from the SHPO at any given time on any project.

XX. Termination

Any party to this Programmatic Agreement may terminate it by providing thirty (30) days notice to the other parties, provided that the parties will consult during the period prior to termination to seek agreement on amendments or other actions that would avoid termination.

In the event that this Agreement is terminated, NYCHA and its Responsible Entity, HPD, shall comply with 36 CFR Part 800 with regard to individual Undertakings covered by this Agreement.

XXI. Failure to Comply with Agreement


In the event that NYCHA or HPD fails to carry out the terms of this Agreement, NYCHA and HPD shall comply with the Section 106 Process as outlined in 36 CFR 800 for any Undertaking covered by this Agreement.

XXII. Execution and Implementation

Executing and implementation of the terms of this Programmatic Agreement provides evidence that NYCHA has and will take into account the effects of its Undertakings on historic properties and that it has provided and will provide the State Historic Preservation Officer an opportunity to comment.

SIGNATORIES

New York City Department of Housing Preservation and Development

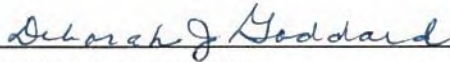


Molly Park
Deputy Commissioner

9/18/18

Date

The New York City Housing Authority



Deborah Goddard
Executive Vice President, Capital Projects Division

8/22/18

Date

New York State Office of Parks, Recreation and Historic Preservation



R. Daniel Mackay
Deputy Commissioner

8/30/2018

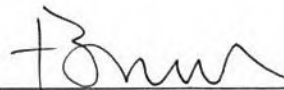
Date

Concurring Parties

New York City Landmarks Preservation Commission

FRIEDERICK BLAND

Print name:
Print title: Vice Chair



Date

9.13.2018

-End of Programmatic Agreement-

APPROVED AS TO FORM

WORKING CORPORATION COUNSEL

8/15/2018

**APPENDIX A
NYCHA National Register Listed/Eligible Properties &
NYCHA NYC Landmark Properties**

As of March 2018

Borough	Property	SHPO Determination	LPC Designation
<i>Brooklyn</i>			
	Albany I and II	NR eligible	N/A
	Bayview Houses	NR eligible	N/A
	Boulevard Houses	NR eligible	N/A
	Brownsville Houses	NR eligible	N/A
	Ingersoll Houses	entire complex NR eligible	N/A
	Marcus Garvey Group A	NR eligible	N/A
	Marlboro Houses	NR eligible	N/A
	Pennsylvania Ave-Wortman Ave	NR eligible	N/A
	Red Hook Houses	NR eligible	N/A
	Whitman Houses	entire complex NR eligible	N/A
	Williamsburg Houses	NR eligible	Individual Landmark
<i>Bronx</i>			
	Boston Road Plaza	NR eligible	N/A
	Bronx River Houses	NR eligible	N/A
	Clason Point Gardens	NR eligible	N/A
	Davidson Houses	NR eligible	N/A
	Eastchester Gardens	NR eligible	N/A
	Gun Hill Houses	NR eligible	N/A
	Sedgwick Houses	NR eligible	N/A
<i>Manhattan</i>			
	Amsterdam Houses	NR eligible	N/A
	Baruch Houses	NR eligible	N/A
	Carver Houses	NR eligible	N/A
	Douglas Rehabs (241 West 101st St, 229 and 251 West 103rd St, 244 West 104th St)	NR eligible	LPC Riverside West End Historic District II
	East River Houses	NR eligible	N/A
	First Houses	NR listed	Individual Landmark
	Harlem River Houses	NR listed	N/A

Borough	Property	SHPO Determination	LPC Designation
<i>Manhattan</i> (Continued)			
	Jacob Riis I and II	NR eligible	N/A
	King Towers	NR eligible	N/A
	Randolph Houses	NR listed	N/A
	Smith Houses	NR eligible	N/A
	Taft Rehabs	NR listed	N/A
	Vladeck Houses and Vladeck II	NR listed	N/A
	Wise Rehab	NR eligible (54 West 94th St)	Upper West Side/Central Park West Historic District
	W.S.U.R.A. Brownstones (47 West 89th St, 15 and 38 West 90th St, 22 and 64 West 91st St)	NR eligible	Upper West Side/Central Park West Historic District
<i>Queens</i>			
	Forest Hills Co-Op	NR eligible	N/A
	Queensbridge North & South	entire complex NR eligible	N/A
	South Jamaica I	NR eligible	N/A
<i>Staten Island</i>			N/A
	Berry Houses	NR eligible	N/A
Division for Historic Preservation			
P.O. Box 189, Waterford, New York 12188-0189 • (518) 237-8643 • www.nysparks.com			

APPENDIX B
NYCHA Activities Exempt from Review by the
New York State Historic Preservation Officer (“SHPO”)

The following Undertakings have no or limited potential to affect NYCHA's historic properties and do not require further review or consultation with the SHPO. LPC designated properties require LPC approval and issuance of an LPC permit for the NYCHA activities indicated below.

For purposes of this agreement, the term “in-kind repair” means an action to restore the mechanical, structural or aesthetic function of an element of an historic resource using materials and methods compatible with the original function of that element. “In-kind replacement” means the removal of any element and the insertion of a new element with the same material matching the same design, form, dimension, color and texture as that being replaced.

1. Site Work

- a. Streets, driveways, sidewalks, and alleys- Repair and restriping of existing concrete or asphalt surfaces provided that no changes are made in width, surface, vertical alignment, or drainage.
- b. Parking Areas- Repair and restriping of existing parking lots, provided that no changes are made in width, surface or vertical alignment. Parking layout changes to accommodate upgrades to meet ADA requirements, including adding curb cuts and associated signage.
- c. Park and playground equipment- In-kind repair or in-kind replacement of existing non-original park and playground equipment, excluding buildings, with minimal ground disturbance (i.e. ground disturbance that is less than eighteen (18) inches below the existing surface).
- d. Basketball courts and other paved recreational areas- Repair and repaving of existing concrete or asphalt surfaces provided that no changes are made in width, surface, vertical alignment, or drainage.
- e. Curbs, gutters, sidewalks, retaining walls- Repair of existing concrete or asphalt surfaces or in-kind replacement of brick, rock, or stone materials for curbs, gutters, sidewalks, and retaining walls, including adding curb cuts in conformance with NYC Department of Transportation and LPC historic district guidelines.
- f. Site improvements -Repair or in-kind repair/replacement of site improvements, including, but not limited to fences, landscaping, and steps provided that no changes are made in alignment/configuration.
- g. Temporary structures- Installation of temporary construction-related structures (with minimal ground disturbance no greater than eighteen (18) inches below the existing ground surface) including scaffolding, barriers, screening, fences, protective walkways,

signage, office trailers or restrooms.

- h. Generators- Temporary installation of generators, and permanent installation of generators that are placed inside existing buildings or that occupy an area under fifty (50) square feet behind the building they serve, provided that there is minimal ground disturbance no greater than eighteen (18) inches below the existing ground surface
- i. Non-historic retaining walls, driveways, curbs and gutters, and parking areas; Removal and installation of these site elements; and repair in-kind using like materials, techniques and design of historic retaining walls driveways, curbs and gutters, and parking areas. New ground disturbance must be no deeper than existing disturbance.
- j. Brick or stone sidewalks and alleys- In-kind repair or in-kind replacement of brick or stone sidewalks and alleys. New ground disturbance must be no deeper than existing disturbance
- k. Masonry steps- Maintenance, in-kind repair or in-kind replacement of masonry steps not attached to any building. New ground disturbance must be no deeper than existing disturbance
- l. Landscaping- Installation of landscaping when no grading is required and when excavation of holes for new individual plantings is no more than eighteen (18) inches deep or for replacement of individual plantings the ground disturbance must be no deeper than the existing disturbance.
- m. Temporary barriers- Installation of temporary, reversible barriers such as fencing and construction of pedestrian tunnels and sidewalk bridges. New ground disturbance must be no deeper than eighteen (18) inches or existing disturbance, whichever is less.

2. Lighting

- a. Exterior lighting upgrades. - Installation of lighting fixtures and lighting upgrades to improve illumination throughout development open spaces such as at walkways, building entrances, play areas, sports courts, parking lots, maintenance areas, etc. Lighting fixture upgrades include cobra heads, floodlights, pedestrian post top lights, wall packs, etc.

LPC Sites: Any exterior lighting fixture that is located on an LPC designated property, or is individually designated as a LPC landmark requires an LPC permit.

- b. Repair or replacement of existing exterior lighting fixtures. This includes

non-historic lamp posts, recreational area lighting such as flood lights, canopy lighting and any other site lighting. Re-wiring and re-lamping.

3. Exterior Building Rehabilitation

- a. NYC Local Law 11 work- Inspection and repair of building facades for any unsafe conditions. Repairs include "stitching" new matching brick into the existing brick facades, repairs to or in-kind replacement of window lintels and sills, and repairs to existing expansion joints.
- b. Sidewalk sheds/scaffolding- Installation of scaffolding/sidewalk sheds.
- c. Roof work- Maintenance, in-kind repair or in-kind replacement of roof cladding and sheeting, flashing, gutters, soffits, and downspouts with no change in roof pitch or configuration. Installation of new roofing or reflective roof coatings on a flat-roofed building with a parapet, such that the roofing material is not visible from any public right-of-way.

LPC Sites: Flat, built up asphalt roofs do not require an LPC permit. Any other type of roof maintenance requires an LPC permit.

- d. Solar Panels- New installations that are not visible or will be minimally visible (defined as a level of visibility of one foot above parapets or roofline).
- e. Masonry parapets- In-kind repair and/or in-kind replacement of masonry parapets
- f. Roof tanks- Repair and replacement of roof tank vessels only, excludes tank screening.
- g. Exterior maintenance and repair made with in-kind materials that do not affect the external appearance and building fabric, including but not limited to the following:
 - (1) Repointing of mortar joints- Use of mortar similar in composition, joint profile, color, and texture. The mortar used in the tuck pointing shall be no harder than the existing mortar and brickwork.
 - (2) Floor and Ceiling Joists- Repair and in-kind replacement of floor joists, and ceiling joists
 - (3) Removal of exterior paint or graffiti- Use of non-destructive means, limited to hand scraping, low-pressure water wash of less than 500 psi, heat plates, hot air guns, chemical paint removal, provided that the removal is consistent with provisions in 24 CFR Part 35, "Lead-based Poisoning Prevention in Certain Residential Structures," and National Park Service Brief #37- Appropriate Methods for Reducing

Lead-Paint Hazards in Historic Housing.

- (4) Exterior painting- Application of exterior paint to previously painted masonry.
- (5) Lead-based paint ("LBP") abatement- All LBP abatement that does not involve removal or alteration of exterior features and/or window fenestration.
- (6) Canopies- In-kind repair of entrance canopies.
- (7) Window repair- Including caulking and weather stripping of existing window frames, installation of new clear glass in existing sashes, and replacement of glazing.

LPC Sites: Removal of exterior paint requires an LPC permit. Application of exterior paint to previously painted masonry does not require an LPC permit if the color matches exactly. An LPC permit is required for all window repairs including those described above.

- h. Accessibility improvements and ramps- Maintenance, in-kind repair, or in-kind replacement of handicapped accessible improvements such as wheelchair ramps and Graded ground paths that provide access to a building, repair of existing ramps, and installation of temporary ramps that do not irreversibly impact entrance areas.
- i. Non-historic window replacement- Replacement with new windows sized to fit the original window openings. A non-historic window shall mean any window that is not original to the initial date of construction of the building.

LPC Sites: An LPC permit is required for non-historic window replacement.

- j. Foundations- Below-grade repair of brick or stone foundations that may include appropriate application of weatherproofing or sealers, and repairs to all other types of foundations.

LPC Sites: An LPC permit is required for below-grade repair of brick or stone foundations that may include appropriate application of weatherproofing or sealers, and repairs to all other types of foundations.

- k. Mothballing- Securing or "mothballing" a property by boarding over window and door openings, making temporary roof repairs, and/or ventilating the building in accordance with the National Park Service's Preservation Brief 31, *Mothballing Historic Structures*.

4. Interior Rehabilitation

All interior work is exempt except for:

- a. Proposed changes affecting the historic circulation plan (lobbies, corridors, stair and elevator cores).
- b. Proposed changes affecting the exterior appearance of the buildings (for example, partitions or dropped ceilings in front of windows).
- c. Work proposed for community centers and other common non-residential buildings within the residential complex.

5. Security and Fire Safety Systems

- a. Closed Circuit Television Cameras ("CCTV"): Replacement or installation of CCTV equipment, security cameras and conduits.
- b. Security enhancements at entrance areas, such as Layered Access Control Systems ("LAC").
- b. Fire safety system work- Upgrade of fire alarm systems, fire suppression systems, etc.

6. Utilities and Mechanical, Electrical and Plumbing Systems

- a. Underground Utility Lines. Repair or replacement of existing water, sewer, natural gas, electric, or telecommunication lines if it occurs within the same horizontal and vertical dimensions within existing ground disturbance, or within eighteen (18) inches of the existing ground surface.
- b. Above-Ground Utilities. Repair or replacement of existing wires, anchors, cross arms, and other miscellaneous hardware on existing overhead lines; not including pole replacement or installation outside of city limits.
- c. Boiler replacements/repairs
- d. Garbage Disposal- Exterior/interior compactor replacements or repairs and bulk crusher replacement and installations.
- e. Electrical work (includes information technology)
- f. Plumbing system Includes repairs and rehabilitation
- g. HVAC- Includes heating and cooling system repairs or replacement, including pipes, radiators, duct work and all other HVAC equipment that does not require significant alteration/destruction of historic fabric

or introduce highly visible, non-historic elements such as chases and conduits and associated enclosures. Placement and installation of exterior HVAC mechanical units and vents not on the main entrance elevation.

7. Hazard Mitigation and Abatement/Emergency Repairs

Note: The NYS Disaster Recovery Programmatic Agreement covers FEMA-funded disaster recovery Undertakings. These exempt activities apply only to non-FEMA-funded Undertakings

- a. Temporary stabilization that causes no permanent damage to the building or site, including installation of temporary bracing, shoring, and tarps.
- b. Emergency repair of masonry cracks and/or failing masonry elements.
- c. Emergency repair of concrete cracks and/or failing concrete elements.
- d. Emergency repair of falling plaster or other building elements that pose an immediate and imminent health and safety hazard.
- e. Asbestos Abatement- Removal of asbestos containing materials (ACM), e.g. floor tile, plaster, insulation, glazing putty, roofing and flashing mastic.
- f. Lead abatement- All lead-based paint abatement that does not involve removal or alteration of exterior features and/or windows.

8. Other Activities

- a. Rehabilitation of properties less than 50 years old (with the exception of National Register listed/eligible sites).
- b. Architectural and engineering fees
- c. Purchase and acquisition of real property
- d. Leasing, without demolition, repair, rehabilitation, or construction.

APPENDIX C
List of Identified Historic NYCHA Artwork
 As of December 2017

#	Development Name	Borough	Type	Artist	Year Installed	Description
1	KINGSBOROUGH	BROOKLYN	sculpture	Richmond Barthé		Image of men taking various poses in profile view, stylized similarly to an Egyptian aesthetic.
2	RED HOOK EAST	BROOKLYN	mural	Marian Greenwood	ca. 1940	Painted mural in the style of social realism, depicting community building
3	WILLIAMSBURG	BROOKLYN	mural	Ilya Bolotowsky	ca. 1937	Abstract mural painting, on canvas. Restored in 1990's; ensconced at Brooklyn Museum. Ilya Bolotowsky's Williamsburg mural was, in his words, "designed to improve proportions in a very shallow day room." He achieved this with a light-colored background against which vibrantly colored geometric and biomorphic shapes hover in the air in tension with one another. The horizontal emphasis, punctuated by strong diagonals, suggests an expansive space not limited by the actual proportions of the room.
4	WILLIAMSBURG	BROOKLYN	mural	Paul Kelpé	ca. 1937	Abstract mural painting, on canvas. Restored in 1990's; ensconced at Brooklyn Museum. Paul Kelpé's Williamsburg murals were conceived as entirely non-objective compositions. However, they reveal a distinctly different approach to abstraction. Kelpé is unique for his strikingly unusual color combinations, his decorative patterning of selected fields of color, and his sculptural forms suggesting axial rotation.
5	WILLIAMSBURG	BROOKLYN	mural	Paul Kelpé	ca. 1937	Abstract mural painting, on canvas. Restored in 1990's; ensconced at Brooklyn Museum. Paul Kelpé's Williamsburg murals were conceived as entirely nonobjective compositions. However, they reveal a distinctly different approach to abstraction. Kelpé is unique for his strikingly unusual color combinations, his decorative patterning of selected fields of color, and his sculptural forms suggesting axial rotation.
6	WILLIAMSBURG	BROOKLYN	mural	Albert Swinden	ca. 1937	Abstract mural painting, on canvas. Restored in 1990's; ensconced at Brooklyn Museum. This abstract mural painting features balanced and disciplined composition of rectangular shapes punctuated by occasional biomorphic forms. Swinden seldom wrote about his art, but his brief essay "On Simplification," published in the 1938 American Abstract Artists Yearbook, provides a succinct comment on the aesthetic concerns embodied in this mural. "We are moved not only by particular, or individual forms," he wrote, "but by the relationships between the particular forms and their significance as a unity."
7	WILLIAMSBURG	BROOKLYN	mural	Balcomb Greene	ca. 1937	Abstract mural painting, on canvas. Restored in 1990's; ensconced at Brooklyn Museum.

HPD-NYCHA-NY SHPO Section 106 Programmatic Agreement

#	Development Name	Borough	Type	Artist	Year Installed	Description
8	CARVER	MANHATTAN	Sculpture 1	Robert Amendola	1965	The bronze sculpture depicts George Washington Carver as a boy sitting on a rock. Carver was a famous American botanist and inventor born into slavery in the mid 1960s. (His exact birthdate is unknown and he died on January 5, 1943.) He was known for his promotion of alternative crops to cotton such as sweet potatoes and peanuts, which allowed soil to recover from the nutrient depleting cotton crop. He taught agriculture at the Tuskegee Institute in Alabama. His work was significant because it created solutions for how, mainly black, farmers could get out of debt.
9	CARVER	MANHATTAN	Sculpture 2	Joseph Kiselewski	1956	Bronze on marble base of bears.
10	CARVER	MANHATTAN	Fountain with Sculptures 1	Joseph Kiselewski		The Vincent Astor Foundation Amphitheater at Carver Houses is decorated with fountains and frog sculptures.
11	CARVER	MANHATTAN	Fountain with Sculptures 2			A play fountain decorated with seal sculptures
12	EAST RIVER	MANHATTAN	Decorative terra cotta medallions and other details.	Voorhees, Gmelin and Walker	1941	Decorative terra cotta medallions and other details.
13	FIRST HOUSES	MANHATTAN	Dog	Hugo Robus	1936	Cast Stone of a dog. Originally was painted. First Houses was the first public housing development built in the United States. It was built by the Work Progress Administration in 1935 and landmarked by the New York City Landmarks Preservation Foundation in 1989.
14	FIRST HOUSES	MANHATTAN	Bear	Bernard Walsh or Edna Guck	1936	Cast Stone of a bear. Originally was painted. First Houses was the first public housing development built in the United States. It was built by the Work Progress Administration in 1935 and landmarked by the New York City Landmarks Preservation Foundation in 1989.
15	FIRST HOUSES	MANHATTAN	Seal	Adolf Wolff	1936	Cast Stone of a seal. Originally was painted. Likely made with the same mold as the one used to make three seals at Vladeck Houses. First Houses was the first public housing development built in the United States. It was built by the Work Progress Administration in 1935 and landmarked by the New York City Landmarks Preservation Foundation in 1989.
16	FIRST HOUSES	MANHATTAN	Four Trojan horses: all cast stone approx. 2' high	Artist Unknown	1936	Four Trojan horses: all cast stone, approximately 2-feet tall. First Houses was the first public housing development built in the United States. It was built by the Work Progress Administration in 1935 and landmarked by the New York City Landmarks Preservation Foundation in 1989.

HPD-NYCHA- NY SHPO Section 106 Programmatic Agreement

#	Development Name	Borough	Type	Artist	Year Installed	Description
	FIRST HOUSES	MANHATTAN	Sculptural Reliefs in Masonry Walls: All Cast Stone Rondelles, 17" diameter			Cast stone rondelles, affixed to masonry walls of building, 17- inch in diameter -- depicting different animals and birds, as noted below. First Houses was the first public housing development built in the United States. It was built by the Work Progress Administration in 1935 and landmarked by the New York City Landmarks Preservation Foundation in 1989.
17	FIRST HOUSES	MANHATTAN	Doves	Gino Ficini	1936	" "
18	FIRST HOUSES	MANHATTAN	Cat	Gino Ficini	1936	" "
19	FIRST HOUSES	MANHATTAN	Rabbit	Gino Ficini	1936	" "
20	FIRST HOUSES	MANHATTAN	Bear	Gino Ficini	1936	" "
21	FIRST HOUSES	MANHATTAN	Turkey	Gino Ficini	1936	" "
22	FIRST HOUSES	MANHATTAN	Duck	George Girolami	1936	" "
23	FIRST HOUSES	MANHATTAN	Fox	Fortunato Duci	1936	" "
24	FIRST HOUSES	MANHATTAN	Goats (2 different rondelles)	Muriel Brennecke	1936	" "
25	FIRST HOUSES	MANHATTAN	Planters	Unknown		Three, octagonally shaped, concrete planters, dating from the 1970's.
26	HARLEM RIVER	MANHATTAN	Sculpture 1	Heinz Warneke assisted by T. Barbarossa, R. Barthé and F. Steinberger	1937	Cast stone sculpture, incorporated into the facade, of a man kneeling.
27	HARLEM RIVER	MANHATTAN	Sculpture 2	Heinz Warneke assisted by T. Barbarossa, R. Barthé and F. Steinberger	1937	Cast stone sculpture of a woman.
28	HARLEM RIVER	MANHATTAN	Sculpture 3	Heinz Warneke assisted by T. Barbarossa, R. Barthé and	1938	Bronze sculpture of two bears playing.
29	JOHNSON	MANHATTAN	Sculpture 1	Richmond Barthé	1947	"Father and Son"- Bronze sculpture depicting a man with child on his shoulder. Original sculpture also included a dog on the figure's' left-hand side. Reference material: https://books.google.com/books?id=Xh7afWYQzAgC&pg=PA123&ots=3tRdWB8jid&dq=richmond%20barthe%20%2B%20johnson%20houses&pg=PA123#v=onepage&q=richmond%20barthe%20+%20johnson%20houses&f=false
30	JOHNSON	MANHATTAN	Sculpture 2	Oronzio Maldarelli	1947	Bronze Sculpture depicting two girls dancing with a ball.
31	JOHNSON	MANHATTAN	sculpture	Unknown		Two concrete elephants

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#	Development Name	Borough	Type	Artist	Year Installed	Description
32	JOHNSON	MANHATTAN	sculpture	Unknown		Four concrete columns with a decorative overhang
33	LINCOLN	MANHATTAN	Sculpture	Charles Keck	1949	Bronze sculpture depicting a portrait of Abraham Lincoln with a child.
34	RIIS	MANHATTAN	Sculptures	William Tarr	1966	Concrete, Brutalist-style "Totems", tall sculptures on pedestals which serve as an homage to Jacob A. Riis. The pedestals double as planters.
35	SMITH	MANHATTAN	Sculpture	Hera	1989	"Orbital Connector" was dedicated in the gardens of Smith Houses on June 26, 1989. It indicates the route of a circle connecting New York, China, and the Caribbean, three places of origin well represented at the Governor Alfred E.
36	VLADECK	MANHATTAN	Cast Stone Play Sculptures: Three "Seals"	Possibly by Adolf Wolff	c. 1940	Cast cement play sculptures of three seals.
37	WISE TOWERS	MANHATTAN	concrete mural	Costantino Nivola	1964	Abstract mural painted in cement and sand in Nivola's signature style.
38	WISE TOWERS	MANHATTAN	Sculpture 1	Costantino Nivola	1964	Abstract concrete sculptures in various geometric forms consistent with the signature sculptural style for which Nivola is known.
39	WISE TOWERS	MANHATTAN	Sculpture 2	Costantino Nivola	1964	" "
40	WISE TOWERS	MANHATTAN	Sculpture 3	Costantino Nivola	1964	" "
41	WISE TOWERS	MANHATTAN	Sculpture 4	Costantino Nivola	1964	Group of concrete horses, stylized according to Nivola's typical horse depictions.
42	QUEENSBRIDGE NORTH	QUEENS	Sculpture		1939	Frieze on façade, above doorway
43	QUEENSBRIDGE NORTH	QUEENS	Mural	Philip Guston/WPA	1939	This mural highlights themes of work, recreation, and family life in a muted color palette.

APPENDIX D

Human Remains Discovery Protocol

New York State Office of Parks, Recreation and Historic Preservation Human Remains Discovery Protocol (October 2016)

In the event that human remains are encountered during construction or archaeological investigations, the New York State Historic Preservation Officer (SHPO) recommends that the following protocol be implemented:

- Human remains must be treated with the utmost dignity and respect at all times. Should human remains or *suspected* human remains be encountered, work in the general area of the discovery will stop immediately and the location will be secured and protected from damage and disturbance.
- Notify local law enforcement and the New York City Chief Medical Examiner's Office immediately.
- If skeletal remains are identified and the archaeologist is not able to conclusively determine whether they are human, the remains and any associated materials must be left in place. A qualified forensic anthropologist, bio archaeologist or physical anthropologist will assess the remains *in situ* to help determine if they are human.
- No skeletal remains or associated materials will be collected or removed until appropriate consultation has taken place and a plan of action has been developed.
- The SHPO, the appropriate Indian Nations, the involved state and federal agencies, the coroner, and local law enforcement will be notified immediately. Requirements of the coroner and local law enforcement will be adhered to. A qualified forensic anthropologist, bioarchaeologist or physical anthropologist will assess the remains *in situ* to help determine if the remains are Native American or non-Native American.
- If human remains are determined to be Native American, they will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the preferred option of the SHPO and the Indian Nations. The involved agency will consult SHPO and the appropriate Indian Nations to develop a plan of action that is consistent with the Native American Graves Protection and Repatriation Act (NAGPRA) guidance. Photographs of Native American human remains and associated funerary objects should not be taken without consulting with the involved Indian Nations.
- If human remains are determined to be non-Native American, the remains will be left in place and protected from further disturbance until a plan for their avoidance or removal can be generated. Please note that avoidance is the preferred option

of the SHPO. Consultation with the SHPO and other appropriate parties will be required to determine a plan of action.

- To protect human remains from possible damage, the SHPO recommends that burial information not be released to the public

APPENDIX E

Unanticipated Discoveries Protocol

Unanticipated Discoveries Protocol for the New York City Housing Authority

To assist HPD and NYCHA in meeting the requirements of Section 106 of the National Historic Preservation Act as defined in the Advisory Council on Historic Preservation (Council) regulations "Protection of Historic Properties" (36 CFR Part 800), HPD and NYCHA will implement the following Unanticipated Discovery Protocol should new or additional historic properties [cultural resources] be found after construction has begun on [PROJECT NAME]. This protocol has been developed through reference to the regulations embodied in "Protection of Historic Properties" issued by the Council (revised August 2004, www.achp.gov/regs-rev04.pdf) and consultation with the New York State Historic Preservation Officer (SHPO) [New York Office of Parks, Recreation, and Historic Preservation (OPRHP)].

Termed "unanticipated discovery" or "post-review discovery," the identification of new or additional historic properties [cultural resources] during implementation of an Undertaking can occur in the case of projects that involve excavation or ground-disturbing activities. This Protocol will be implemented by NYCHA if previously undiscovered archaeological resources and/or human remains are identified. Archaeological resources include man-made objects (pre-contact and historic period artifacts such as stone tools, pottery, glass, nails, bones, etc.) and features (e.g. stone or brick walls or pavements, pits, fireplaces, other evidence of burning, or other remnants of human activity).

Environmental inspectors and construction contractors and subcontractors will receive training regarding the identification and preliminary treatment of unanticipated discoveries and their responsibilities for protecting discoveries and initiating implementation of the Protocol. Training will occur as part of the pre-construction on-site training program for foremen, company inspectors, and construction supervisors and will be given by a qualified cultural resource specialist. During construction, the Environmental Inspectors (EI) will be responsible for advising construction contractor personnel on the procedure to follow in the event that an unanticipated discovery is made. The EI will advise all operators of equipment involved in grading, stripping, or trenching activities to stop work immediately if they observe any indications of the presence of cultural materials, contact the EI as soon as possible, comply with the unanticipated discovery procedures (outlined below), and treat human remains with dignity and respect (see Human Remains Discovery Protocol).

Procedure When Cultural Materials Are Observed

The following measures will be implemented should an unanticipated historic property / cultural resource discovery be made by an inspector, a contractor, or subcontractor during construction of the proposed Undertaking:

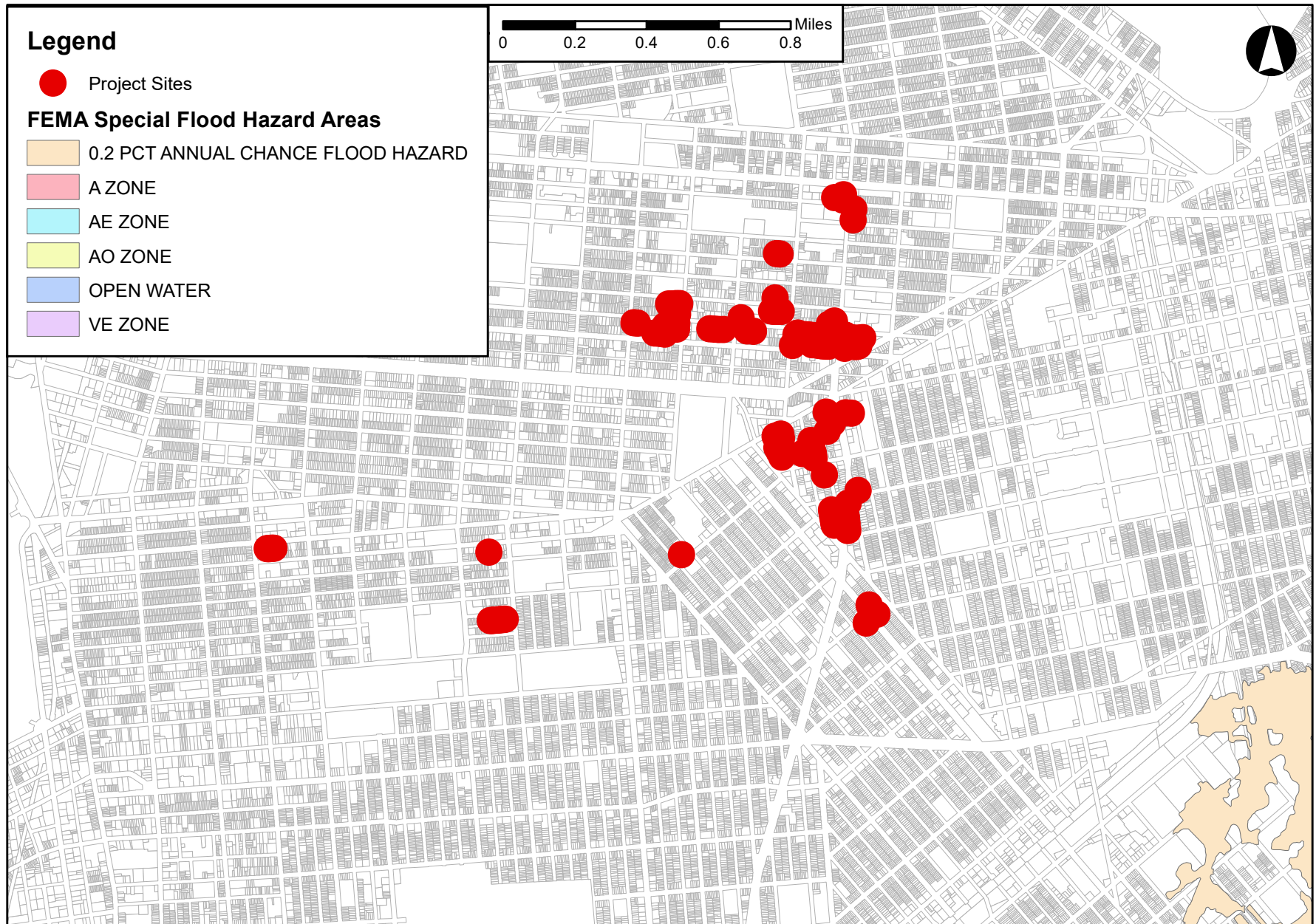
- 1) Construction activities within the immediate area of an unanticipated discovery will be halted ("immediate area" is a context-specific measure, however 30 to 50

feet is generally adequate, although special attention should be given to the possible extension of a new find beyond this buffer zone), and the discovery protected from further disturbance;

- 2) NYCHA will notify by telephone HPD and SHPO / OPRHP and, local law enforcement and the Office of the Chief Examiner (the latter parties will be notified only in case of a finding of human remains). These notifications will take place within 24 hours of an unanticipated discovery;
- 3) HPD and SHPO / OPRHP instructions concerning an unanticipated discovery resulting from the notification as described above will be followed and may require, archaeological work be performed on the unanticipated discovery location to stabilize deposits, protect deposits from scavengers or looters, and to collect readily available samples (e.g. for radiocarbon dating) which may help pinpoint the age of deposits; and
- 4) NYCHA will further consult HPD and SHPO / OPRHP to determine and implement any additional measures necessary subsequent to the initial archaeological work. This may involve further archaeological study or consultation with Native American nations or other parties with established cultural affiliation. Construction activities will remain halted until HPD and SHPO / OPRHP indicate to NYCHA that it may proceed in the area of a specified unanticipated discovery.

In the case of an unanticipated discovery of human remains, NYCHA will follow all relevant state and federal law and recommendations regarding treatment of human remains. NYCHA recognizes the importance of providing careful and respectful treatment of human remains recovered as an unanticipated discovery or as part of an archaeological investigation. In the event of an unanticipated discovery of human remains, NYCHA will notify local law enforcement and the New York City Chief Medical Examiner and follow the *Human Remains Discovery Protocol* developed by the NY OPRHP.

APPENDIX 5:
SUPPLEMENTAL FIGURES



NYCHA Reid Apartments - Park Rock Consolidated PACT

Figure 2a
FEMA PFIRM Flood Zones

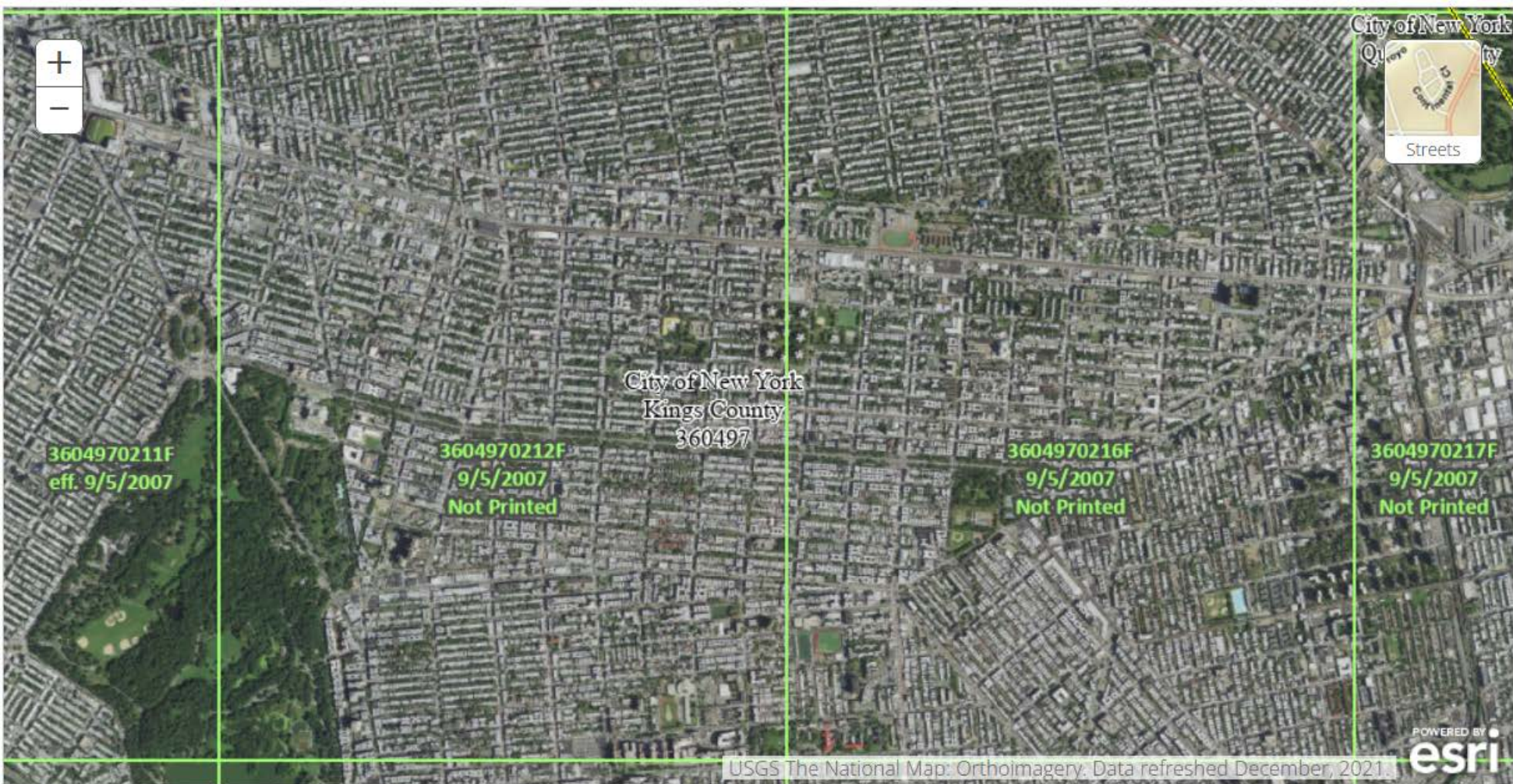


Figure 2b:
FEMA
Flood
Hazard
Mapper

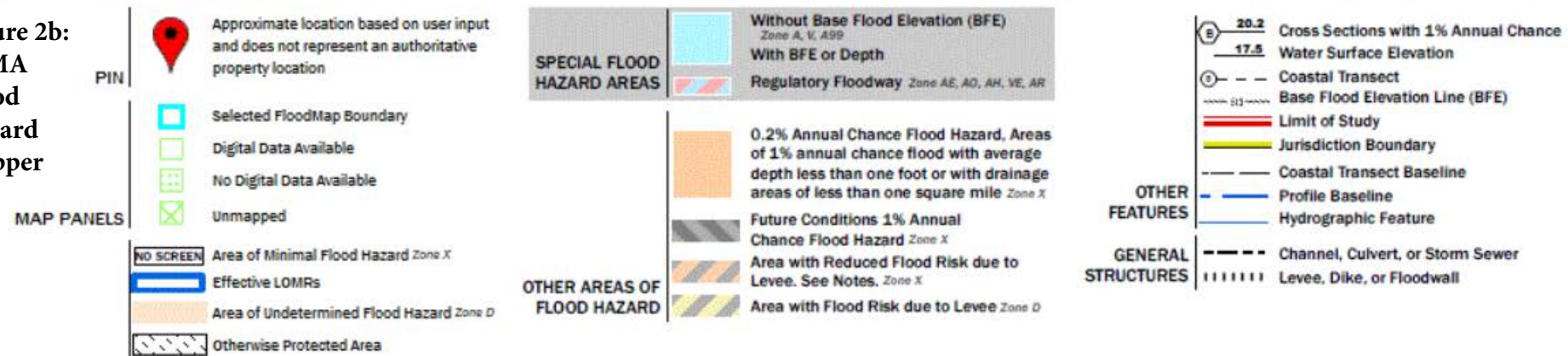
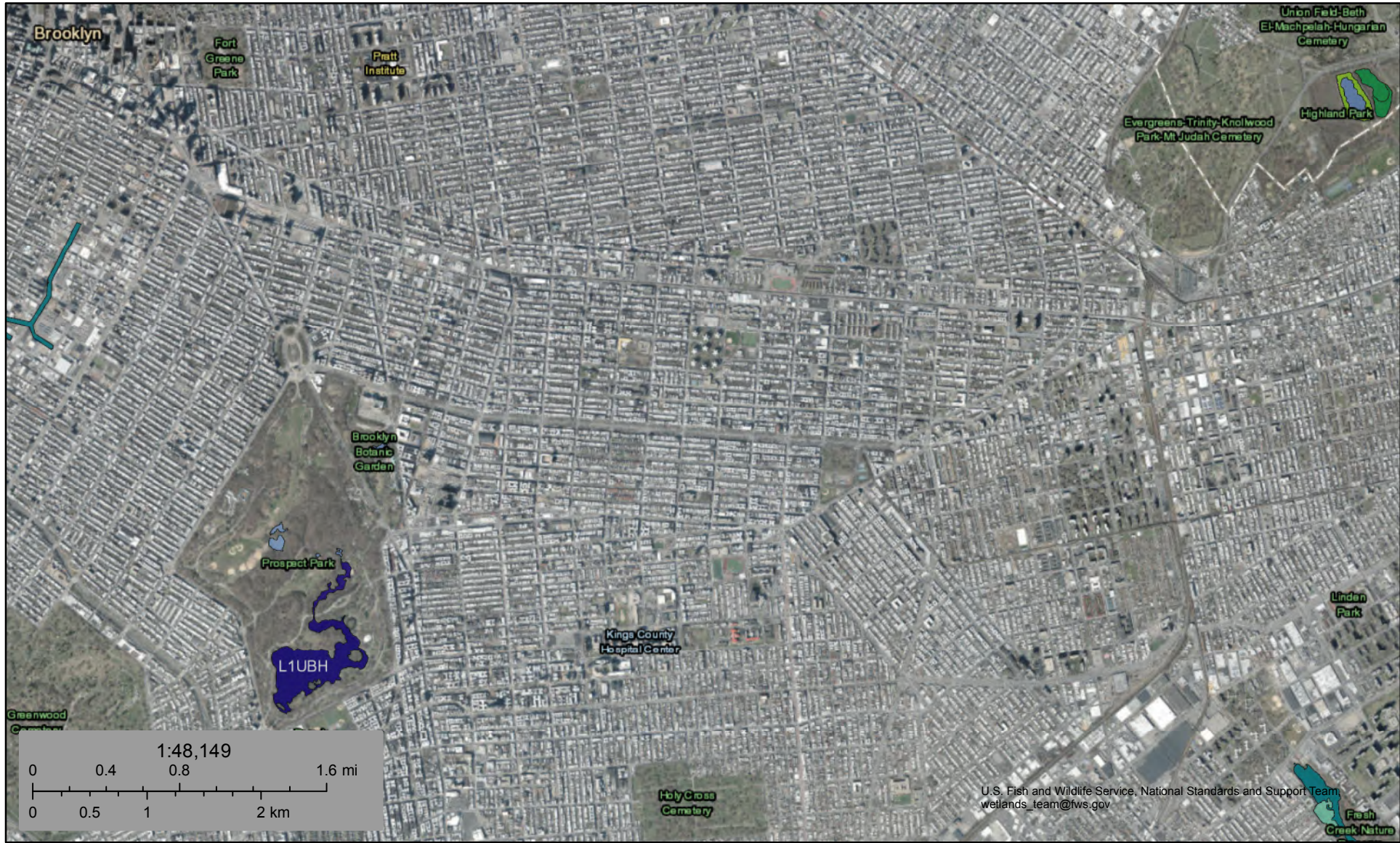











Figure 3: National Wetlands Inventory Map

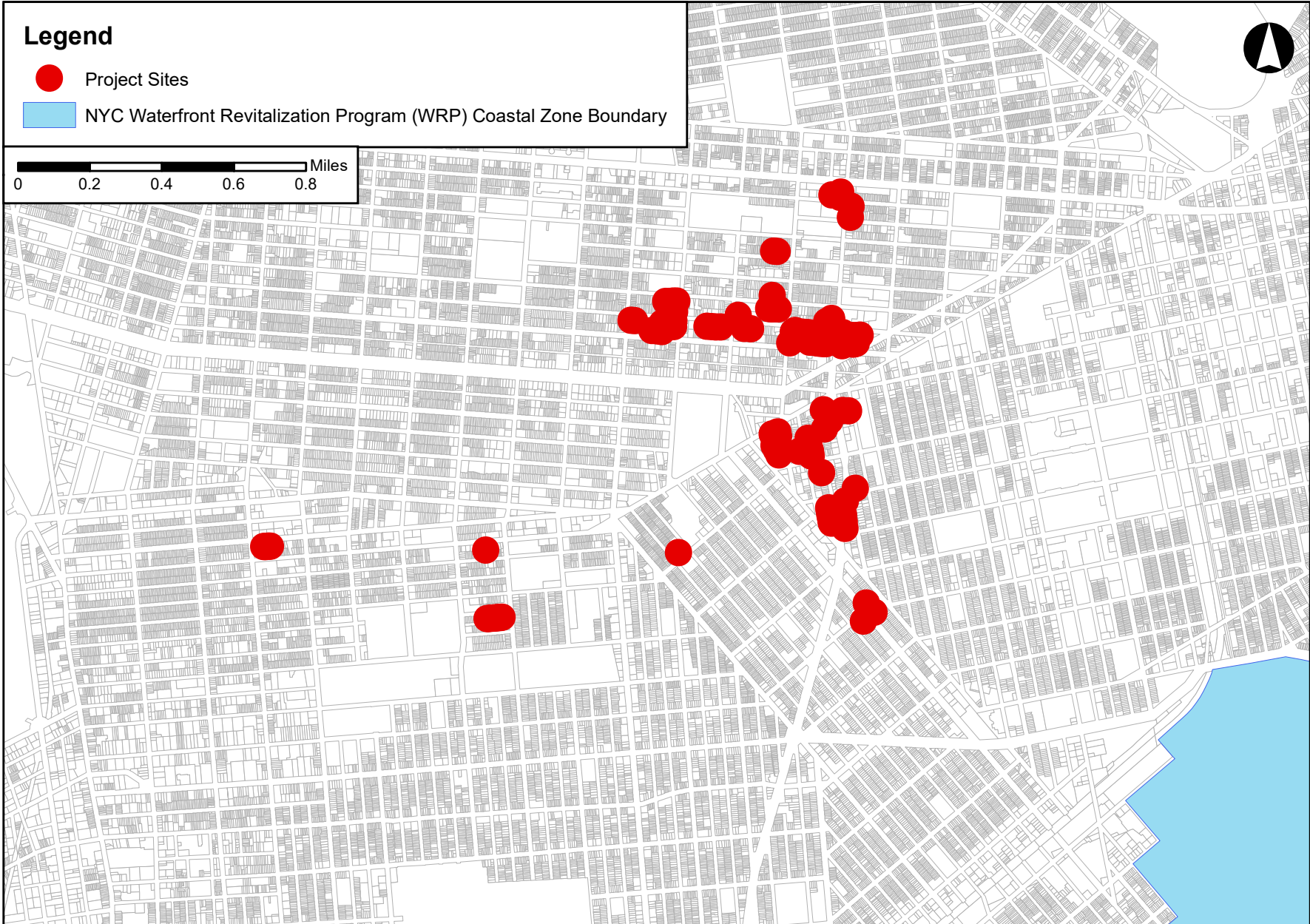


July 7, 2022

Wetlands

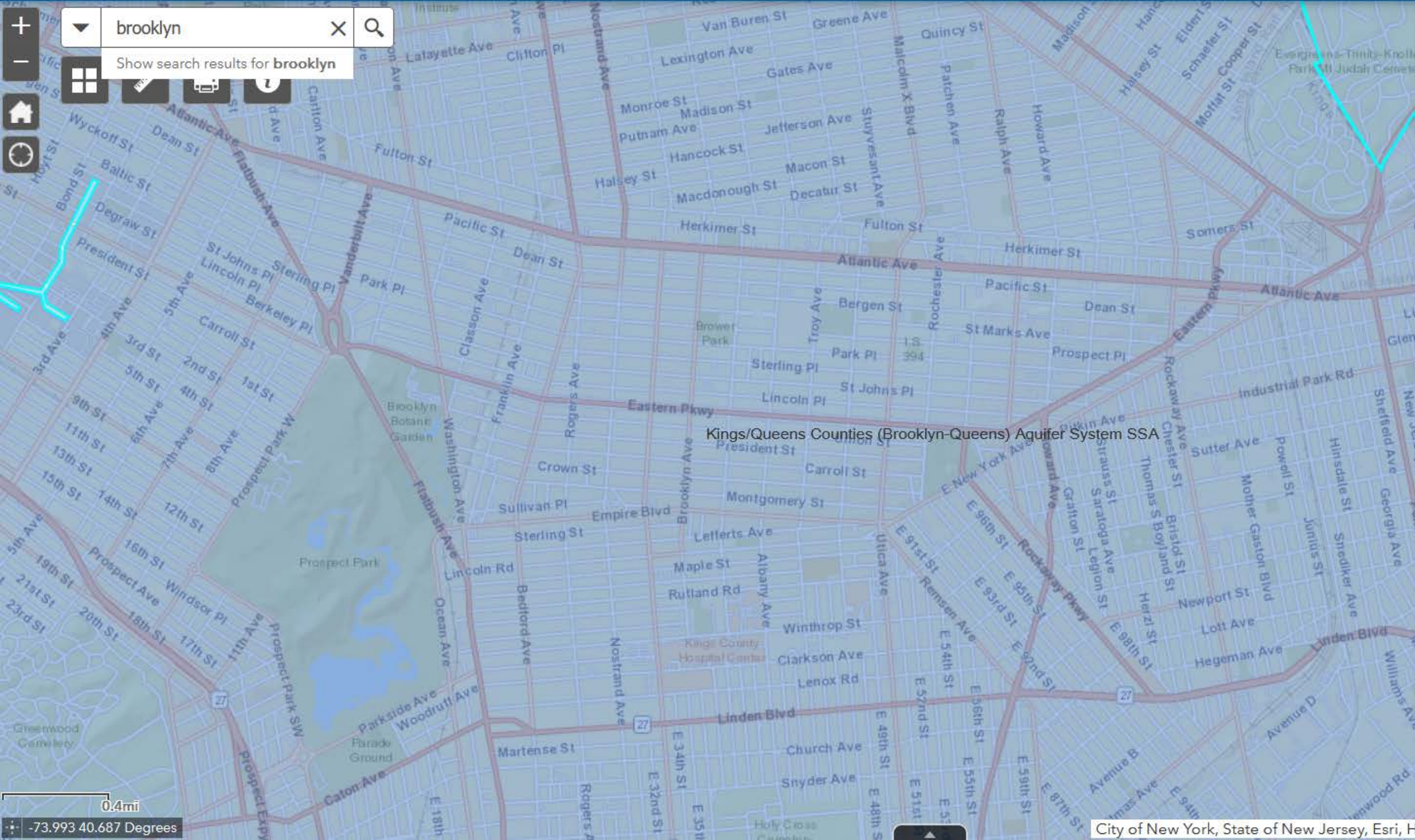
- | | | | | | |
|---|--------------------------------|---|-----------------------------------|---|----------|
|  | Estuarine and Marine Deepwater |  | Freshwater Emergent Wetland |  | Lake |
|  | Estuarine and Marine Wetland |  | Freshwater Forested/Shrub Wetland |  | Other |
|  | Freshwater Pond |  | |  | Riverine |

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.



NYCHA Reid Apartments - Park Rock Consolidated PACT

**Figure 4
NYC Coastal Zone**



Legend

Sole_Source_Aquifers

SSA: Kings/Queens Counties (Brooklyn-Queens) Aquifer System SSA

ID	SSA21
NAME	Kings/Queens Counties (Brooklyn-Queens) Aquifer System SSA
Federal Register ID	49 FR 2950 (1984)
EPA Region	Region 2
EPA Contact	More info

[Zoom to](#)

Figure 5: Sole Source Aquifer Map

APPENDIX 6:
NOISE

Table 1 - Noise Monitoring Locations

Sites	Housing Cluster	Description
1, 7	Sutter Avenue-Union Street/104-14 Tapscott Street	One 1-hour noise measurement location at the northeast corner of Sutter Avenue and Union Street.
2a	Fenimore-Lefferts	One 20-minute noise measurement on the eastern side of Nostrand Avenue (btw Sterling St. and Lefferts Pl)
2b		One 20-minute measurement on Fenimore Street between Albany and Troy Ave.
3	Lenox Road - Rockaway Parkway	One 20-minute spot noise measurement location at the southeast corner of Lenox Road and Rockaway Parkway.
4	Ralph Avenue Rehab	One 1-hour noise measurement location at the southwest corner of E New York Ave and Ralph Ave (with a direct line of sight to the elevated 3/4 line).
5	Reid Apartments	One 20-minute spot noise measurement location at the south side of E New York Ave (btw Albany and Troy Avenues)
6	Rutland Towers	One 20-minute spot noise measurement location at the north side of Rutland Rd (btw E 91st and E 92nd streets)
8	Tapscott Street Rehab	One 1-hour noise measurement location at the east side of Howard Ave/Tapscott St (btw Blake Ave and Dumont Ave)
9a	Crown Heights	One 20-minute measurement on the north side of St. Marks Avenue (btw Buffalo and Ralph Avenues)
9b		One 20-minute measurement on the south side of Park Place (btw Buffalo and Ralph Avenues)
10	Howard Avenue	One 20-minute spot noise measurement location at the southwest corner of E New York Ave and Howard Ave
11a	Howard Avenue - Park Place	One 20-minute measurement at the southeast corner of Sterling Pl and Ralph Avenue.
11b		One 20-minute measurement on the west side of Howard Avenue (btw Sterling Pl and St. Johns Pl)
12	Ocean Hill - Brownsville	One 1-hour noise measurement location at the northwest corner of Howard Avenue and Pacific Street (with a direct line of site of the above-ground LIRR Atlantic Branch)
13, 14, 15(a)	Sterling Place/Park Rock Rehabs	One 20-minute measurement at the southeast corner of Buffalo Avenue and Sterling Pl.
13, 14, 15(b)		One 20-minute measurement on the east side of Rochester Avenue north of Sterling Pl.

Table 2 - Noise Monitoring Results

Site	Measurement Date	Monitoring Period	Time Period	Laeq	Lmax	Lmin	L1	L10	L50	L90	Ldn
1, 7	9/14/2022	1-hour	AM	60.91	79.34	50.13	70.50	63.79	57.52	53.15	61.6
			MD	60.27	84.58	48.54	70.50	62.18	55.32	51.20	
			PM	63.02	84.86	50.94	74.20	64.06	58.30	53.53	
2a	10/18/2022 & 10/22/2022	20 min	AM	70.53	82.39	56.99	78.59	73.51	68.72	63.19	68.6
			MD	66.07	83.73	54.64	76.57	68.8	62.4	57.55	
			PM	68.1	82.81	54.46	77.42	71.26	65.13	59.01	
2b	10/18/2022 & 10/22/2022	20 min	AM	55.6	75.16	45.44	66.01	58.34	50.18	47.55	54.7
			MD	53.37	72.73	43.49	62.94	56.5	49.9	45.64	
			PM	54.76	70.96	43.79	66.96	56.82	48.6	46.02	
3	10/6/2022	20 min	AM	73.85	98.11	56.48	82.00	72.17	67.68	60.38	71.2
			MD	69.65	86.81	53.94	81.05	72.14	66.23	58.60	
			PM	67.79	81.68	55.26	75.37	70.21	66.62	59.83	
4	10/12/2022	1-hour	AM	70.4	89.05	48.73	79.76	73.09	67.2	61.35	69.5
			MD	69.41	89.04	52.52	79.27	71.88	65.98	59.72	
			PM	68.46	88.51	52.28	77.18	71.19	66.09	59.42	
5	9/15/2022	20 min	AM	62.45	78.95	53.15	71.71	65.45	59.53	55.31	62.2
			MD	62.40	77.63	51.88	73.68	65.11	57.99	53.80	
			PM	61.84	74.87	51.78	69.51	64.70	60.35	55.95	
6	10/6/2022	20 min	AM	64.35	82.87	52.95	74.67	66.68	59.81	55.15	65.5
			MD	66.65	92.67	50.41	70.92	63.41	56.73	52.97	
			PM	65.07	83.72	51.18	77.4	65.95	59.73	55.25	
8	9/15/2022	1 hour	AM	65.89	84.01	51.47	73.75	68.38	64.14	57.49	65.7
			MD	64.04	84.17	49.71	73.19	66.34	61.01	55.17	
			PM	66.72	89.66	51.79	75.35	68.96	64.06	59.13	
9a	9/14/2022	20 min	AM	60.07	74.91	52.18	70.62	62.26	57.27	54.05	62.3
			MD	58.93	77.02	49.76	70.33	60.82	55.44	52.23	
			PM	65.13	81.01	52.8	76.44	67.41	60.18	56.39	
9b	9/14/2022	20 min	AM	64.47	79.96	51.61	76.94	65.43	60.6	53.93	64.1
			MD	63.98	83.05	51.66	75.25	65.76	58.32	54.27	
			PM	63.96	82.47	49.98	76.7	65.72	56.9	52.65	
10	9/20/2022	20 min	AM	70.31	93.32	55.73	82.48	71.09	63.22	58.71	68.5
			MD	67.6	85.13	56.64	78.81	69.9	63.49	59.1	
			PM	66.84	83.98	56.74	75.1	69.12	64.72	60.69	
11a	9/21/2022	20 min	AM	63.48	75.54	53.21	71.09	66.98	61.18	56.52	65.2
			MD	66.79	85.05	52.79	78.41	68.92	60.65	55.94	
			PM	64.59	83.08	55.9	74.06	66.52	61.99	58.82	
11b	9/21/2022	20 min	AM	65.24	85.33	52.34	75.8	66.71	59.51	55.66	65.3
			MD	63.86	86.43	52.05	73.04	66.07	58.68	54.44	
			PM	66.53	83.34	54.92	78.5	67.68	61.88	57.44	
12	9/8/2022	1-hour	AM	67.43	95.05	52.51	77.46	67.35	61.4	56.31	66.7
			MD	65.57	88.14	51.15	77.47	66.73	59.43	54.19	
			PM	66.94	83.41	58.96	74.1	69.1	65.66	62.93	
13,14,15(a)	10/12/2022	20 min	AM	63.99	81.25	49.58	74.92	66.69	60.49	54.66	64.7
			MD	63.32	77.94	50.45	73.42	66.61	59.17	53.69	
			PM	66.30	79.87	61.25	74.05	68.28	64.51	62.97	
13,14,15(b)	10/12/2022	20 min	AM	65.87	85.18	52.50	76.84	67.60	60.06	55.26	64.5
			MD	62.40	82.69	49.35	71.78	65.44	58.16	52.11	
			PM	64.47	83.69	52.48	74.44	65.98	60.56	55.68	



02/15/2023

SLM Architecture, P.C. | Design Solutions, Inc.
300 Old Country Road, Suite 241
Mineola, NY 11501

ATTN: Shaneeuka Henry, AIA, NCARB

RE: NYCHA Reid Park Rock, Brooklyn Project

Dear Ms. Henry,

This letter is to confirm that Crystal Window & Door Systems, Ltd.(CWD) has been contacted to provide custom designed in-swing uPVC casement windows for the following lots below.

Howard Ave Park Place Clusters
Building #7 – Block 1471, Lot 1 & 4-11
Building #8 – Block 1471, Lot 14-25

CWD confirms, based on industry standard performance charts, that the windows to be supplied will meet or exceed the requirement below:

New York City E-Designation
E-41
CEQR# 92HPD008H

- A. On blocks 1468, **1471**, 1472, 1474 and 1476, the units shall include double-glazed windows providing a minimum of **30 dB(A) window-wall attenuation** and an alternate means of ventilation in order to achieve an acceptable **indoor noise environment of 45 dB(A)**. Alternative means of ventilation includes but is not limited to a) provision for central air conditioning, b) provision for air conditioner sleeves for use with an air conditioner or HUD approved fan.

Crystal states the above based off of ATI Report No. 57176.01-113-11 ASTM E-90 Testing

Overall IGU Thickness 1-5/16" comprised of 1/4" annealed x 7/8" air space x 3/16" annealed)
STC 37/ OITC 30

Feel free to contact me if you have any questions.

A handwritten signature in blue ink, followed by the date "02/15/2023" written in blue ink.

Thank you
Howard Tai
Manufacturer's Rep.
Crystal Window & Door Systems, Ltd.
31-10 Whitestone Expressway
Flushing, NY 11354
Cell: 917-217-1189
Email: howardt@crystalwindows.com

APPENDIX 7: NYC DEP Approved Phase II ESI Reports and RAPs/CHASPs, if applicable

Howard Avenue Sites:

- Building #5 - 1-17 Tapscott Street (Phase II ESI & RAP/CHASP)
- Building #2 - 571-611 Howard Avenue (Phase II ESI & RAP/CHASP)
- Building #3 - 574-582 Howard Avenue (Phase II ESI & RAP/CHASP)
- Building #1 - 32-48 Gafton Street (Phase II ESI & RAP/CHASP)

Howard Avenue - Park Place Sites:

- Building #4 - 1679-1693 St. Johns Place (Phase II ESI & RAP/CHASP)
- Building #5 - 537-555 Ralph Avenue (Phase II ESI & RAP/CHASP)
- Building #6 - 1720-1736 Sterling Place (Phase II ESI & RAP/CHASP)
- Building #7 - 497-511 Howard Avenue (Phase II ESI)
- Building #8 - 1790 - 1804 Sterling Place (Phase II ESI)

Ocean Hill Sites:

- Building #1 - 2041 Pacific Street (Phase II ESI & RAP/CHASP)
- Building #2 & 3 - 334 & 324 Howard Avenue (Phase II ESI & RAP/CHASP)
- Building #4 - 2020 Pacific Street (Phase II ESI)
- Building #5 - 2065 Dean Street (Phase II ESI)

Ralph Avenue Rehab Sites:

- Building #1 - 1196 East New York Ave (Phase II ESI & RAP/CHASP)
- Building #2 - 672 Ralph Avenue (Phase II ESI & RAP/CHASP)
- Building #3 - 682 Ralph Avenue (Phase II ESI)
- Building #4 - 692 Ralph Avenue (Phase II ESI)
- Building #5 - 698 Ralph Avenue (Phase II ESI & RAP/CHASP)

104-14 Tapscott Street

- 104-14 Tapscott Street (Phase II ESI)

Reid Apartments

- Reid Apartments (Phase II ESI & RAP/CHASP)

Rutland Apartments

- Rutland Apartments (Phase II ESI)

Sterling Place-Buffalo

- Building #5 - 1588 Sterling Place (Phase II ESI)
- Building #7 - 225 Buffalo Avenue (Phase II ESI)

Sterling Place-Saint Johns

- Building #3 - 1506 Sterling Place (Phase II ESI)
- Building #4 - 1511 Sterling Place (Phase II ESI)
- Building #5 - 1640 Sterling Place (Phase II ESI)

Sutter Ave- Union

- Building #1 - 2069 Union Street (Phase II ESI)

Tapscott St. Rehab

- Building #1 - 725 Howard Avenue (Phase II ESI)
- Building #2 - 728 Howard Avenue (Phase II ESI)
- Building #5 - 184 Tapscott Street (Phase II ESI & RAP/CHASP)
- Building #6 - 187 Tapscott Street (Phase II ESI)



March 14, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Howard Avenue Development
571-611 Howard Avenue and 32-48 Grafton Street; Block 3512, Lot
21 and Block 3512, Lot 51
574-582 Howard Avenue; Block 3511, Lot 20
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November and December 2022 Phase II Environmental Site Investigation Reports (Phase II), the January and February 2023 Remedial Action Work Plans (RAP), and the January and February 2023 Construction Health and Safety Plans (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is NYCHA public housing campus named Howard Avenue Development. This campus features 5 site buildings located on blocks bound by Sutter Avenue to the south, Tapscott Street to the west, East New York Avenue to the north, and Grafton Street to the east. Eighty-eight buildings at the Development Site with a total of 1,698 dwelling units, would receive bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, upgrades to common areas, extensive exterior updates (including new windows), and other

renovations. These renovations would not change the use or number of dwelling units on the property. To facilitate the Proposed Project, the Proposed Action includes the approval of public financing from HUD.

571-611 Howard Avenue and 32-48 Grafton Street; Block 3512, Lot 21 and Block 3512, Lot 51

During the October 2022 fieldwork, two soil borings were advanced to a depth of four feet below grade surface (bgs). Two soil samples were collected at each soil boring for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (dieldrin, 4,4'-DDD, 4,4'-DDE, and 4,4'-DDT), total PCBs, and several metals (lead, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs. Based on the results of the ground penetrating radar (GPR) and the metallic locator surveys, one metallic anomaly that is normally consistent with an underground storage tank (UST), vent or product piping was detected in the parking lot adjacent to 32 Grafton Street.

The soil vapor analytical results revealed that several VOCs (dichlorodifluoromethane, freon-114, 1,3-butadiene, ethanol, acetone, trichlorofluoromethane, isopropanol, tertiary butyl alcohol, methylene chloride, carbon disulfide, 2-butanone, chloroform, n-hexane, benzene, cyclohexane, trichloroethene (TCE), 2,2,4-trimethylpentane, heptane, 4-methyl-2-pentanone, toluene, 2-hexanone, tetrachloroethene (PCE), ethylbenzene, p/m-xylene, styrene, o-xylene, 4-ethyltoluene, 1,3,5-trimethylbenzene, and 1,2,4-trimethylbenzene) were detected. PCE and TCE was detected above their air guideline values (September 2013 and August 2015 updates) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, isopropanol, carbon disulfide, chloroform, carbon tetrachloride, TCE, toluene, PCE, and 1,4-dichlorobenzene) were detected.

The outdoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, isopropanol, carbon tetrachloride, toluene, PCE, and 1,4-dichlorobenzene) were detected.

The January 2023 RAP for 571-611 Howard Avenue proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; covering stockpiles with polyethylene sheeting; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The January 2023 CHASP addresses worker and community health and safety during construction.

The February 2023 RAP for 32-48 Grafton Street proposes the closure of the UST in accordance with all applicable NYSDEC regulations; handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; covering stockpiles with polyethylene sheeting; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; and areas to remain unimproved, such as areas of landscaping, must include a cover of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The January 2023 CHASP addresses worker and community health and safety during construction.

574-582 Howard Avenue; Block 3511, Lot 20

During the October 2022 fieldwork, two soil borings were advanced to a depth of four feet bgs. Two soil samples were collected at each soil boring for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. One VOC (acetone), several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, and indeno(1,2,3-cd)pyrene), several pesticides (4,4'-DDD, 4,4'-DDE, and 4,4'-DDT), and several metals (lead, mercury, and zinc) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, 1,3-butadiene, ethanol, acetone, trichlorofluoromethane, isopropanol, tertiary butyl alcohol, methylene chloride, carbon disulfide, trans-1,2-dichloroethene, 2-butanone,

chloroform, tetrahydrofuran, n-hexane, benzene, cyclohexane, 2,2,4-trimethylpentane, heptane, 4-methyl-2-pentanone, toluene, 2-hexanone, PCE, ethylbenzene, p/m-xylene, styrene, o-xylene, 4-ethyltoluene, 1,3,5-trimethylbenzene, and 1,2,4-trimethylbenzene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, isopropanol, 2-butanone, chloroform, n-hexane, benzene, carbon tetrachloride, toluene, PCE, ethylbenzene, p/m-xylene, o-xylene, 1,2,4-trimethylbenzene, and 1,4-dichlorobenzene) were detected.

The outdoor air analytical results revealed that VOCs were ND.

The January 2023 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; covering stockpiles with polyethylene sheeting; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The January 2023 CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

32-48 Grafton Street

RAP

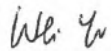
- NYCHA should instruct the applicant that for all areas (including the area disturbed from the removal of the UST), which will be landscaped or covered with grass (not capped), a minimum of two (2) feet of DEP approved clean fill/topsoil must be imported from an approved facility/source and graded across all landscaped/grass covered areas of the site not capped with concrete/asphalt. The clean fill/topsoil must be segregated at the source/facility, have qualified environmental personnel collect representative samples at a frequency of one (1) sample for every 250 cubic yards, analyze the samples for Target Compound List VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory, compared to NYSDEC 6 NYCRR Part 375. Upon completion of the investigation activities, the applicant should submit a detailed clean fill report for DEP

review and approval prior to importation and placement on-site. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data, and comparison of soil analytical results (i.e., NYSDEC 6 NYCRR Part 375).

DEP finds the January and February 2023 RAPs and CHASPs for the proposed projects acceptable, as long as the aforementioned informed is incorporated into the RAP. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

- c: R. Weissbard
- T. Estes
- M. Wimbish
- D. Abreu – NYCHA
- S. Edwards – NYCHA



March 10, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

Angela Licata
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**Re: PACT Reid and Park Rock Consolidated
Howard Avenue – Park Place
1679-1693 St. John’s Place; Block 1470, Lots 48, 49, 50, 51, 52, 53,
55, 58, 59, 148, & 160 (Building # 4)
537-555 Ralph Avenue; Block 1470, Lots 1, 3, 8, 9, 10, & 11
(Building # 5)
1720-1736 Sterling Place; Block 1470, Lots 11, 15, 17, 18, 19, 20, 22,
23, 24, & 25 (Building # 6)
497-511 Howard Avenue; Block 1471, Lots 1, 4, 5, 6, 7, 8, 9, 10, & 11
(Building # 7)
1790-1804 Sterling Place; Block 1471, Lots 11, 14, 15, 16, 17, 18, 19,
20, 21, 22, 23, 24, 53, 55, 57, 59, & 61 (Building # 8)
CEQR # 77CHA021K**

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the January 2023 and February 2023 Phase II Environmental Site Investigation Reports (Phase II), the January and February 2023 Remedial Action Work Plans (RAP), and the January and February 2023 Construction Health and Safety Plans (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public

housing campus named Howard Avenue – Park Place. This campus features 8 site buildings located on blocks bounded by St. Johns Place to the south, Ralph Avenue to the west, Sterling Place to the north, and Eastern Parkway to the east. Eighty-eight buildings at the Development Site, with a total of 1,698 dwelling units would receive bathroom and kitchen replacements, fully compliant lead, asbestos, and mold remediation and controls, upgrades to the common areas. Along with exterior improvements to the sites and grounds, including landscaping, site lighting, and existing outdoor amenities.

Building # 4 – 1679–1693 St. Johns Place; Block 1470, Lots 48-53 55, 58, 59, 148 & 160

During the November 2022 fieldwork, three soil borings were advanced to a depth of five feet below grade surface (bgs). Two soil samples were collected at each soil boring for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (dieldrin, 4,4'-DDD, 4,4'-DDE, and 4,4'-DDT), and several metals (barium, lead, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,1,1-trichloroethane, 1,2,4-trichlorobenzene, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, chloroform, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, tetrachloroethene (PCE), toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trichlorobenzene, 1,2-dichlorotetrafluoroethane, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trichlorobenzene, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloromethane,

cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, trichloroethylene (TCE), and trichlorofluoromethane) were detected.

The January 2023 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; covering stockpiles with tarps; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The January 2023 CHASP addresses worker and community health and safety during construction.

Building # 5 – 537–555 Ralph Avenue; Block 1470, Lots 1, 3, 8, 9, 10, & 11

During the November 2022 fieldwork, three soil borings were advanced to a depth of five feet bgs. Two soil samples were collected at each soil boring for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (dieldrin, 4,4'-DDD, 4,4'-DDE, and 4,4'-DDT), and several metals (barium, copper, lead, selenium, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, chloroform, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, TCE, and trichlorofluoromethane) were detected. PCE and TCE was detected above their air guideline values (September 2013 and August 2015 updates) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,4-dichlorobenzene, 2-butanone, 4-methyl-2-pentanone, acetone,

benzene, bromodichloromethane, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The outdoor air analytical results revealed that several VOCs (2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, isopropanol, methylene chloride, n-hexane, p- & m- xylenes, propylene, and toluene) were detected.

The January 2023 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; covering stockpiles with tarps; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt; application of a 20-mil Retro Coat vapor barrier; and installation of an active sub-slab depressurization system (SSDS). The January 2023 CHASP addresses worker and community health and safety during construction.

Building # 6 – 1720–1736 Sterling Place; Block 1470, Lots 11, 15, 17-20, & 22-25

During the November 2022 fieldwork, three soil borings (1720 Sterling SB-1, 1720 Sterling SB-2, and 1720 Sterling SB-3) were advanced to a depth of five feet bgs. One soil boring (1720 Sterling SS-2) was advanced to a depth of 10 feet bgs. Two soil samples were collected from soil borings 1720 Sterling SB-1, 1720 Sterling SB-2, 1720 Sterling SB-3, and 1720 Sterling SS-2. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs from 1720 Sterling SB-1, 1720 Sterling SB-2, and 1720 Sterling SB-3. Soil samples were collected from between 0-2 feet bgs and 8-10 feet bgs from 1720 Sterling SS-2. One soil sample (1720 Sterling SS-1) was collected from the bottom of the storm water catch basin (6-7 feet bgs). Soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (4,4'-DDD, 4,4'-DDE, 4,4'-DDT, and dieldrin), total PCBs, and several metals (arsenic, barium, copper, lead, selenium, zinc, and mercury) were

detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, chloroform, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, 4-methyl-2-pentanone, acetone, benzene, carbon tetrachloride, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The February 2023 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; covering stockpiles with tarps; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The February 2023 CHASP addresses worker and community health and safety during construction.

Building # 7 – 497-511 Howard Avenue; Block 1471, Lots 1, & 4-11

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, and trichlorofluoromethane)

were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, styrene, PCE, tetrahydrofuran, toluene, TCE, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, 4-methyl-2-pentanone, acetone, benzene, carbon tetrachloride, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, styrene, PCE, tetrahydrofuran, toluene, and trichlorofluoromethane) were detected.

Building # 8 – 1790-1804 Sterling Place; Block 1471, Lots 11, 14-24, 53, 55, 57, 59 & 60

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, TCE, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

Building # 4 – 1679–1693 St. Johns Place; Block 1470, Lots 48-53 55, 58, 59, 148 & 160

CHASP

- NYCHA should instruct the applicant that the CHASP should also include SVOCs that were identified in the Phase II investigation as potential chemicals of concern. All associated information fact sheets or safety data sheets for SVOCs should also be included in the CHASP.

DEP finds the January 2023 RAP and CHASP for the proposed project acceptable, as long as the aforementioned informed is incorporated into the CHASP. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Building # 5 – 537–555 Ralph Avenue; Block 1470, Lots 1, 3, 8, 9, 10, & 11

RAP

- NYCHA should inform the applicant that all community air monitoring plan readings should also be available for DEP review.

DEP finds the January 2023 RAP and CHASP for the proposed project acceptable, as long as the aforementioned informed is incorporated into the RAP. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt; installation of vapor barrier; installation of active SSDS, etc.).

Building # 6 – 1720–1736 Sterling Place; Block 1470, Lots 11, 15, 17-20, & 22-25

DEP finds the January 2023 RAP and CHASP for the proposed project acceptable. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

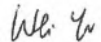
Building # 7 – 497-511 Howard Avenue; Block 1471, Lots 1, & 4-11

Building # 8 – 1790-1804 Sterling Place; Block 1471, Lots 11, 14-24, 53, 55, 57, 59 & 60

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed projects.

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

- c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA
S. Edwards – NYCHA



January 9, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
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Angela Licata
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**Re: PACT Reid and Park Rock Consolidated
Ocean Hill-Brownsville
Building # 1: 2041 Pacific Street; Block 1431, Lot 37
Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lot
43 & 39
Building # 4: 2020 Pacific Street; Block 1439, Lot 10
Building # 5: 2065 Dean Street; Block 1439, Lot 1
CEQR # 77CHA021K**

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November and December 2022 Vapor Intrusion Investigation Reports (Phase II), the December 2022 Remedial Action Work Plans (RAP), and the December 2022 Construction Health and Safety Plans (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public housing campus named Ocean Hill-Brownsville. This campus features 5 site buildings, separated by two city blocks. Buildings 1 through 3 are located on blocks bounded by Pacific Street to the south, Ralph Avenue to the west, Atlantic Avenue to the north, and Howard Avenue to the east. Buildings 4 and 5 are bounded by Dean Street to the south, Howard Avenue to the west, Pacific Street to the north and Saratoga Avenue to

the east. Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, and upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development.

Building # 1: 2041 Pacific Street; Block 1431, Lot 37

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-hexanone, 4-ethyltoluene, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, dichlorodifluoromethane, ethanol, ethyl acetate, ethyl benzene, heptane, hexane, isopropyl alcohol, m,p-xylene, methyl ethyl ketone, o-xylene, propylene, tetrachloroethene (PCE), toluene, trichloroethene (TCE), and trichlorofluoromethane). PCE was detected above its air guideline value (September 2013 update) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-hexanone, acetone, benzene, carbon tetrachloride, chloroform, chloromethane, cis-1,2-dichloroethylene, dichlorodifluoromethane, ethanol, ethyl benzene, heptane, hexane, isopropylalcohol, m,p-xylene, methyl ethyl ketone, o-xylene, propylene, PCE, tetrahydrofuran, toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 2-hexanone, acetone, benzene, carbon disulfide, ethanol, ethyl benzene, heptane, m,p-xylene, methyl ethyl ketone, o-xylene, propylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The December 2022 RAP proposes the installation of a vapor barrier system consisting of 20-mil Retro-Coat Vapor Intrusion Coating System on the existing basement floor. The December 2022 CHASP addresses worker and community health and safety during construction.

Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lot 43 & 39

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, 2-hexanone, acetone, benzene, bromodichloromethane, carbon disulfide, carbon tetrachloride, chloroform, cis-1,2-dichloroethylene, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropyl alcohol, isopropyl benzene, m,p-xylene, methyl ethyl ketone, o-xylene, propylene, PCE, toluene, TCE, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 2-hexanone, 4-ethyltoluene, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, ethanol, ethyl acetate, ethyl benzene, heptane, hexane, isopropyl alcohol, m,p-xylene, methyl ethyl ketone, methylene chloride, o-xylene, propylene, PCE, tetrahydrofuran, toluene, TCE, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-hexanone, 4-ethyltoluene, acetone, ethanol, ethyl benzene, m,p-xylene, methyl ethyl ketone, o-xylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The December 2022 RAP proposes the installation of a vapor barrier system consisting of 20-mil Retro-Coat Vapor Intrusion Coating System on the existing basement floor. The December 2022 CHASP addresses worker and community health and safety during construction.

Building # 4: 2020 Pacific Street; Block 1439, Lot 10

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloroform, dichlorodifluoromethane, ethanol, ethylbenzene, isopropyl alcohol, n-heptane, n-hexane, o-xylene, p- & m- xylenes, PCE, toluene, and trichlorofluoromethane) were detected.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloromethane, cyclohexane, dichlorodifluoromethane, ethanol, ethyl acetate, ethylbenzene, isopropyl alcohol, n-heptane, n-hexane, o-xylene, p- & m- xylenes, PCE, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloromethane, ethanol, ethylbenzene, isopropyl alcohol, n-heptane, n-hexane, o-xylene, p- & m- xylenes, PCE, and toluene) were detected.

Building # 5: 2065 Dean Street; Block 1439, Lot 1

During the November 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethanol, ethylbenzene, isopropanol, n-heptane, n-hexane, o-xylene, p- & m- xylenes, PCE, toluene, and trichlorofluoromethane) were detected.

The indoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 1,4-dichlorobenzene, 2-hexanone, 4-ethyltoluene, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, ethylbenzene, isopropanol, methyl ethyl ketone, n-heptane, n-hexane, o-xylene, p- & m- xylenes, propylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The outdoor air analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 2-hexanone, 4-ethyltoluene, acetone, benzene, chloroform, ethanol, ethyl benzene, methyl ethyl ketone, n-heptane, n-hexane, o-xylene, p- & m- xylenes, propylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

Building # 1: 2041 Pacific Street; Block 1431, Lot 37

Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lot 43 & 39

Phase II

- Table 2 for 2041 Pacific Street is mislabeled as NYCHA Property Building # 5, 184 Tapscott Street. Therefore, NYCHA should inform the applicant that Table 2 should be revised as appropriate.

RAP

- NYCHA should instruct the applicant that in addition to the proposed vapor barrier system, an active sub-slab depressurization system (SSDS) should be incorporated into the design plans of the proposed projects (2041 Pacific Street and 334 & 324 Howard Avenue). Design diagrams and specifications of the proposed active SSDS should be included in the RAPs.

CHASP

- NYCHA should instruct the applicant that the phone numbers of the site safety personnel identified in section 1.3 should be included in the CHASPs for 2041 Pacific Street and 334 & 324 Howard Avenue.
- The map depicting the route to the hospital does not show the location of the project site (334 and 324 Howard Avenue). Therefore, NYCHA should instruct the applicant to revise the map as appropriate.

NYCHA should instruct the applicant that revised RAPs and CHASPs should be submitted for DEP review. Construction/renovation activities should not occur without DEP's written approval of the RAPs and CHASPs.

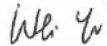
Building # 4: 2020 Pacific Street; Block 1439, Lot 10

Building # 5: 2065 Dean Street; Block 1439, Lot 1

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA



February 9, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Ocean Hill-Brownsville
Building # 1: 2041 Pacific Street; Block 1431, Lot 37
Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lots
43 and 39
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the December 2022 and January 2023 Remedial Action Work Plans (RAP), and the December 2022 and January 2023 Construction Health and Safety Plans (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at 88 total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public housing campus named Ocean Hill-Brownsville. This campus features 5 site buildings, separated by two city blocks. Buildings 1 through 3 are located on blocks bounded by Pacific Street to the south, Ralph Avenue to the west, Atlantic Avenue to the north, and Howard Avenue to the east. Buildings 4 and 5 are bounded by Dean Street to the south, Howard Avenue to the west, Pacific Street to the north and Saratoga Avenue to the east. Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and

mold remediation and controls, and upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development.

Building # 1: 2041 Pacific Street; Block 1431, Lot 37

The December 2022 RAP proposes the installation of a vapor barrier system consisting of 20-mil Retro-Coat Vapor Intrusion Coating System on the existing basement floor and installation of an active sub-slab depressurization system (SSDS). The December 2022 CHASP addresses worker and community health and safety during rehabilitation activities.

Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lots 43 and 39

The January 2023 RAP proposes the installation of a vapor barrier system consisting of 20-mil Retro-Coat Vapor Intrusion Coating System on the existing basement floor and installation of an active SSDS. The January 2023 CHASP addresses worker and community health and safety during rehabilitation activities.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

Building # 1: 2041 Pacific Street; Block 1431, Lot 37

CHASP

- NYCHA should instruct the applicant that the phone numbers of the site safety personnel identified in Section 1.3 should be included in the CHASP.

Buildings # 2 and 3: 334 and 324 Howard Avenue; Block 1431, Lots 43 and 39

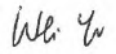
RAP

- Section 4.4.2 states that a conceptual plan view of the proposed SSDS is shown in Figure 4. However, Figure 4 shows the Application Area for the Retro-Coat Vapor Intrusion System and Figure 5 shows the Conceptual SSDS Design. Therefore, NYCHA should instruct the applicant to revise the references to the figures as appropriate.

DEP finds the December 2022 and January 2023 RAPs and CHASPs for the proposed projects acceptable, as long as the aforementioned information is incorporated into the RAP and CHASP. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., installation of vapor barrier system; installation of SSDS, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA



February 2, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

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Flushing, NY 11373

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alicata@dep.nyc.gov

**Re: PACT Reid and Park Rock Consolidated
Ralph Avenue and Howard Avenue
Ralph Avenue Building # 1: 1196 East New York Avenue; Block
3508, Lot 38
Ralph Avenue Building # 5: 698 Ralph Avenue; Block 3508, Lot 54
Howard Avenue Building # 5: 1-17 Tapscott Street; Block 3511, Lot
22
CEQR # 77CHA021K**

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the December 2022 Phase II Environmental Site Investigation Reports (Phase II), the December 2022 Remedial Action Work Plans (RAP), and the December 2022 Construction Health and Safety Plans (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at 88 total existing affordable housing buildings at the Development Site (Proposed Project). Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, upgrades to common areas, along with exterior improvements to the sites and grounds, including landscaping, site lighting, and existing outdoor amenities.

Ralph Avenue Building # 1: 1196 East New York Avenue; Block 3508, Lot 38

During the November 2022 fieldwork, three soil borings were advanced to a depth of four feet below grade surface (bgs). Two soil samples were collected from each of the soil borings for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List (TAL) metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (4,4'-DDE, 4,4'-DDT, and dieldrin), and several metals (barium, lead, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,3,5-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, bromodichloromethane, carbon disulfide, chloroform, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, tetrachloroethene (PCE), tetrahydrofuran, toluene, trichloroethene (TCE), and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethyl acetate, isopropanol, n-hexane, propylene, tetrahydrofuran, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, isopropanol, methylene chloride, propylene, toluene, and trichlorofluoromethane) were detected.

The December 2022 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City

Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The December 2022 CHASP addresses worker and community health and safety during construction.

Ralph Avenue Building # 5: 698 Ralph Avenue; Block 3508, Lot 54

During the November 2022 fieldwork, one soil boring was advanced to a depth of four feet bgs. Two soil samples were collected from the soil boring for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(k)fluoranthene, and indeno(1,2,3-cd)pyrene), two pesticides (4,4'-DDE and 4,4'-DDT), and several metals (barium, copper, lead, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, PCE, and toluene) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, 2-butanone, 2-hexanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethyl acetate, isopropanol, methylene chloride, propylene, toluene, TCE, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, isopropanol, methylene chloride, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The December 2022 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; dust control; air monitoring; fluids discharged into the New York City

sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The December 2022 CHASP addresses worker and community health and safety during construction.

Howard Avenue Building # 5: 1-17 Tapscott Street; Block 3511, Lot 22

During the November 2022 fieldwork, three soil borings were advanced to a depth of four feet bgs. Two soil samples were collected from each of the soil borings for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for VOCs by EPA Method 8260, SVOCs by EPA Method 8270, pesticides by EPA Method 8081, PCBs by EPA Method 8082, and TAL metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs and PCBs were either ND or below their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs. Several SVOCs (benzo(a)anthracene, benzo(a)pyrene, benzo(b)fluoranthene, benzo(k)fluoranthene, chrysene, dibenzo(a,h)anthracene, and indeno(1,2,3-cd)pyrene), several pesticides (4,4'-DDE, 4,4'-DDD, 4,4'-DDT, and dieldrin), and several metals (lead, mercury, and zinc) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, isopropanol, tertiary butyl alcohol, methylene chloride, carbon disulfide, 2-butanone, chloroform, n-hexane, benzene, cyclohexane, 2,2,4-trimethylpentane, heptane, toluene, 2-hexanone, PCE, ethylbenzene, p/m-xylene, styrene, o-xylene, 4-ethyltoluene, 1,3,5-trimethylbenzene, and 1,2,4-trimethylbenzene) were detected. Methylene chloride and PCE were detected above their air guideline values (September 2013 update for PCE) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, isopropanol, benzene, carbon tetrachloride, toluene, PCE, and 1,4-dichlorobenzene) were detected.

The outdoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, isopropanol, carbon tetrachloride, toluene, and PCE) were detected.

The December 2022 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal

methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a minimum cover consisting of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The December 2022 CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

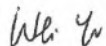
RAPs

- NYCHA should instruct the applicant that all community air monitoring plan readings must be recorded and be available for DEP review.

DEP finds the December 2022 RAP and CHASP for the proposed projects acceptable, as long as the aforementioned informed is incorporated into the RAPs. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed projects. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; and two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

- c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA



February 8, 2023

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Building # 2 – 672 Ralph Avenue; Block 3508, Lot 42
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the December 2022 Phase II Environmental Site Investigation (Phase II), the January 2023 Remedial Action Work Plan (RAP), and the January 2023 Construction Health and Safety Plan (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at 88 total existing affordable housing buildings at the Development Site (Proposed Project). Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, upgrades to common areas, along with exterior improvements to the sites and grounds, including landscaping, site lighting, and existing outdoor amenities.

During the November 2022 fieldwork, two soil borings were advanced to a depth of four feet below grade surface (bgs). Two soil samples were collected from each of the soil borings for laboratory analysis. Soil samples were collected from between 0-2 feet bgs and 2-4 feet bgs. Soil samples were analyzed for volatile organic compounds (VOCs) by United States

Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds (SVOCs) by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls (PCBs) by EPA Method 8082, and Target Analyte List metals by EPA Method 6010 and 7471. Two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil analytical results revealed that VOCs, pesticides, and PCBs were either non-detect (ND) or below their New York State Department of Environmental Conservation (NYSDEC) 6 NYCRR Part 375 Unrestricted Use Soil Cleanup Objectives (SCOs). Two SVOCs (benzo(a)anthracene and indeno(1,2,3-cd)pyrene), and several metals (arsenic, barium, cadmium, lead, selenium, zinc, and mercury) were detected above their NYSDEC 6 NYCRR Part 375 Unrestricted Use SCOs, Residential Use SCOs, Restricted Residential Use SCOs, Commercial Use SCOs and/or Industrial Use SCOs.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, tetrachloroethene (PCE), tetrahydrofuran, toluene, and trichloroethene (TCE)) were detected. PCE was detected above its air guideline value (September 2013 update) in the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethyl acetate, isopropanol, methylene chloride, propylene, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, isopropanol, methylene chloride, propylene, PCE, toluene, and trichlorofluoromethane) were detected.

The January 2023 RAP proposes the handling and transportation of excavated materials in accordance with applicable federal, state, and local laws and regulations; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with NYSDEC requirements and all applicable government regulations; dust control; air monitoring; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, covered with grass (not capped) must include a minimum of two feet of New York City Department of Environmental Protection-approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The January 2023 CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

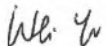
RAP

- NYCHA should instruct the applicant that upon completion of the clean fill/topsoil investigation activities, the applicant should submit a detailed clean fill report for DEP review and approval prior to importation and placement on-site. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data, and comparison of soil analytical results (i.e., NYSDEC 6 NYCRR Part 375).
- NYCHA should instruct the applicant that all community air monitoring plan readings must be recorded and be available for DEP review.

DEP finds the January 2023 RAP and CHASP for the proposed project acceptable, as long as the aforementioned informed is incorporated into the RAP. NYCHA should instruct the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; and two feet of DEP approved certified clean fill/topsoil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA



January 9, 2023

Digser Abreu
Deputy Assistant Director
New York City Housing Authority
24-02 49th Avenue
Long Island City, NY 11101

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Reid Apartments
720, 722, 726, 728 & 730 East New York Avenue and 681 Maple
Avenue
Block 4795, Lot 6
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Abreu:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the December 2022 Remedial Action Work Plan (RAP) and Construction Health and Safety Plan (CHASP) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site, there is an NYCHA public housing campus named Reid Apartments. This campus features 1 building located on blocks bounded by Maple Street to the south, Albany Avenue to the west, East New York Avenue to the north, and Troy Avenue to the east. Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, upgrades to common areas. Along with exterior improvements to the sites and grounds, including landscaping, site lighting, and existing outdoor amenities.

The December 2022 RAP proposes transportation and disposal of soil in accordance with applicable federal, state, and local laws and regulations; dust control; air monitoring; if any underground storage tanks are encountered during construction activities, proper closure and/or removal methods will be employed in accordance with New York State Department of Environmental Conservation (NYSDEC) closure requirements and all applicable government regulations; fluids discharged into the New York City sewer system will require prior approval via discharge permit issued by the New York City Department of Environmental Protection; construction of a composite cover consisting of pavement, concrete, or landscaped area; and areas to remain unimproved, such as areas of landscaping, must include a cover of New York City Department of Environmental Protection approved clean fill/top soil imported from an approved facility/source and graded across all landscaped/grass covered areas of the Site not capped with concrete or asphalt. The CHASP addresses worker and community health and safety during construction.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

RAP

- NYCHA should instruct the applicant that for all areas, which will be landscaped or covered with grass (not capped), a minimum of two feet of DEP approved clean fill/top soil must be imported from an approved facility/source and graded across all landscaped/grass covered areas of the sites not capped with concrete/asphalt. The clean fill/top soil must be segregated at the source/facility, have qualified environmental personnel collect representative samples at a frequency of one (1) sample for every 250 cubic yards, analyze the samples for Target Compound List volatile organic compounds by United States Environmental Protection Agency (EPA) Method 8260, semi-volatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals by a New York State Department of Health Environmental Laboratory Approval Program certified laboratory, compared to NYSDEC 6 NYCRR Part 375. Upon completion of the investigation activities, the applicant should submit a detailed clean fill report for DEP review and approval prior to importation and placement on-site. The report should include, at a minimum, an executive summary, narrative of the field activities, laboratory data, and comparison of soil analytical results (i.e., NYSDEC 6 NYCRR Part 375).
- NYCHA should instruct the applicant that all community air monitoring plan readings must be recorded and be available for review.

CHASP

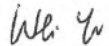
- NYCHA should instruct the applicant that the phone numbers of the site safety personnel identified in section 1.2 should be included.

DEP finds the December 2022 RAP and CHASP for the proposed project acceptable, as long as the aforementioned informed is incorporated into the RAP and CHASP. NYCHA should instruct

the applicant that at the completion of the project, a Professional Engineer (P.E.) certified Remedial Closure Report should be submitted for DEP review and approval for the proposed project. The P.E. certified Remedial Closure Report should indicate that all remedial requirements have been properly implemented (i.e., transportation/disposal manifests for removal and disposal of soil in accordance with applicable local, state, and federal laws and regulations; and two feet of DEP approved certified clean fill/top soil capping requirement in any landscaped/grass covered areas not capped with concrete/asphalt, etc.).

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

- c: R. Weissbard
- T. Estes
- M. Wimbish
- J. Gomes – NYCHA



December 12, 2022

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Sterling Place Rehabs (Sterling-Buffalo)
Building # 7: 225 Buffalo Avenue; Block 1375, Lot 2
Building # 5: 1588 Sterling Place; Block 1380, Lot 31
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2022 Vapor Intrusion Investigations (Phase II) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public housing campus named Sterling Place Rehabs (Sterling-Buffalo). This campus features 7 site buildings separated across three city blocks. Buildings 1 and 2 are located on blocks bounded by Saint John's Place to the south, Utica Avenue to the west, Sterling Place to the north, and Rochester Avenue to the east. Buildings 3 through 6 are bounded by Saint John's Place to the south, Rochester Avenue to the west, Sterling Place to the north, and Buffalo Avenue to the east. Lastly, building 7 is bounded by Sterling Place to the south, Buffalo Avenue to the west, Park Place to the north and Ralph Avenue to the east. Of the 7 buildings comprised of this campus, 2 buildings are featured in the work plans. Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive full

scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, and upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development.

Building # 7: 225 Buffalo Avenue; Block 1375, Lot 2

During the October 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor (ambient) air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method TO-15.

The soil vapor analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, 1,3-butadiene, ethanol, acetone, trichlorofluoromethane, tertiary butyl alcohol, methylene chloride, carbon disulfide, 2-butanone, chloroform, n-hexane, benzene, cyclohexane, 2,2,4-trimethylpentane, heptane, toluene, 2-hexanone, tetrachloroethene (PCE), ethylbenzene, p/m-xylene, styrene, o-xylene, 4-ethyltoluene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, and isopropanol) were detected. PCE and methylene chloride were detected above their air guideline values (September 2013 update for PCE) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, chloroform, benzene, carbon tetrachloride, toluene, PCE, and isopropanol) were detected.

The outdoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, benzene, carbon tetrachloride, toluene, and isopropanol) were detected.

Building # 5: 1588 Sterling Place; Block 1380, Lot 31

During the October 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor (ambient) air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (ethanol, acetone, tertiary butyl alcohol, methylene chloride, carbon disulfide, 2-butanone, chloroform, n-hexane, benzene, cyclohexane, 2,2,4-trimethylpentane, heptane, toluene, 2-hexanone, PCE, ethylbenzene, p/m-xylene, o-xylene, 1,3,5-trimethylbenzene, 1,2,4-trimethylbenzene, and isopropanol) were detected. PCE and methylene chloride were detected above their air guideline values (September 2013 update for PCE) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, chloroform, benzene, carbon tetrachloride, toluene, PCE, and isopropanol) were detected.

The outdoor air analytical results revealed that several VOCs (dichlorodifluoromethane, chloromethane, ethanol, acetone, trichlorofluoromethane, benzene, carbon tetrachloride, and isopropanol) were detected.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

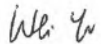
Building # 7: 225 Buffalo Avenue; Block 1375, Lot 2

Building # 5: 1588 Sterling Place; Block 1380, Lot 31

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,



Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA
P. Love – NYCHA



November 23, 2022

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, New York 10007

**Re: PACT Reid and Park Rock Consolidated
Sterling Place – St. Johns
Building 3: Block 1379, Lot 31
CEQR # 77CHA021K**

Rohit T. Aggarwala
Commissioner

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the October 2022 Vapor Intrusion Investigation (Phase II) prepared by ALC Environmental on behalf of the New York City Housing Authority (NYCHA), (applicant) for the above referenced project. It is our understanding that the proposed project involves the disposition of public housing property by NYCHA and the United States Department of Housing and Urban Development (HUD), under NYCHA's Permanent Affordability Commitment Together program. The proposed action will facilitate a 99-year lease for the financing, rehabilitation, operation, management, social services at Reid and Park Rock Consolidated which is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. Rehabilitation will include full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, as well as upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development. It should be noted that this review only covers one of the 88 buildings (Building 3 on Block 1379, Lot 31) and is located in the Crown Heights neighborhood of Brooklyn Community District 8.

During the September 2022 fieldwork, ALC Environmental installed two soil vapor probes (SV-1 and SV-2), two indoor air monitors (IA-1 and IA-2) and one outdoor ambient air monitor (OA-1) at the project site. Two soil vapor samples, two indoor air samples and one outdoor ambient air sample were collected and analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency Method TO-15.

The soil vapor, indoor air and outdoor air analytical results revealed several VOCs including dichlorodifluoromethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,2,4-trichloroene, 1,3-butadiene, 1,4-dichlorobenzene, 2-butanone, 4-methyl-2-pentanone, acetone, acrylonitrile, benzene, bromodichloromethane, carbon disulfide, carbon tetrachloride, trichlorofluoromethane, chloromethane, chloroform, ethyl acetate, isopropanol, methyl methacrylate, methylene chloride, tetrachloroethylene (PCE), trichloroethylene, n-heptane, n-hexane, p-ethyltoluene, propylene and toluene were detected. It should be noted that the PCE concentration detected in soil vapor sample SV-2 was above the Air Guideline Value (September

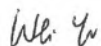
2013 update) in New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Future correspondence related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595- 6756.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estes
C. Scantlebury
M. Wimbish
D. Abreu – NYCHA
P. Love – NYCHA



November 23, 2022

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, New York 10007

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

**Re: PACT Reid and Park Rock Consolidated
Sterling Place – St. Johns
Building 4: Block 1373, Lot 54
Building 5: Block 1381, Lot 18
CEQR # 77CHA021K**

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the October 2022 Vapor Intrusion Investigations (Phase II) prepared by ALC Environmental on behalf of the New York City Housing Authority (NYCHA), (applicant) for the above referenced project. It is our understanding that the proposed project involves the disposition of public housing property by NYCHA and the United States Department of Housing and Urban Development (HUD), under NYCHA's Permanent Affordability Commitment Together program. The proposed action will facilitate a 99-year lease for the financing, rehabilitation, operation, management, social services at Reid and Park Rock Consolidated which is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. Rehabilitation will include full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, as well as upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development. It should be noted that this review only covers two of the 88 buildings (Building 4 on Block 1373, Lot 54 and Building 5 on Block 1381, Lot 18) and are located in the Crown Heights neighborhood of Brooklyn Community District 8.

Building 4: Block 1373, Lot 54 and Building 5: Block 1381, Lot 18

During the September 2022 fieldwork, ALC Environmental installed two sub-slab soil vapor probes, two indoor air monitors and one outdoor ambient air monitor at each project site. SV-1, SV-2, IA-1, IA-2 and OA-1 were installed at Building 4 while SV-1, SV-2, IA-1 and IA-2R and OA-R were installed at Building 5. Two soil vapor samples, two indoor air samples and one outdoor ambient air sample were collected from each project site and analyzed for volatile organic compounds (VOCs) via United States Environmental Protection Agency Method TO-15.

Building 4: Block 1373, Lot 54

The soil vapor, indoor air and outdoor air analytical results revealed several VOCs including 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethylene, 1,2,4-trichlorobenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 1,4-dichlorobenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone,

benzene, bromodichloromethane, carbon disulfide, carbon tetrachloride, dichlorofluoromethane, chloromethane, chloroform, cis-1,2-dichloroethylene, cyclohexane, ethyl benzene, isopropanol, methylene chloride, tetrachloroethylene (PCE), trichloroethylene, trichlorofluoromethane, n-heptane, n-hexane, o-xylene, p-&m xylenes, p-ethyltoluene, propylene, styrene, tetrahydrofuran and toluene were detected. It should be noted that the PCE concentration detected in soil vapor sample SV-1 was above the Air Guideline Value (September 2013 update) in New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

Building 5: Block 1381, Lot 18

The soil vapor, indoor air and outdoor air analytical results revealed several VOCs including dichlorodifluoromethane, 1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,2-dichlorotetrafluoroethane, 1,3-butadiene, 1,4-dichlorobenzene, 2-butanone, 4-methyl-2-pentanone, acetone, benzene, bromodichloromethane, bromomethane, carbon disulfide, carbon tetrachloride, trichlorofluoromethane, chloromethane, chloroform, cis-1,2-dichloroethylene, cyclohexane, ethyl acetate, ethyl benzene, isopropanol, methylene chloride, tetrachloroethylene, tetrahydrofuran, trichloroethylene (TCE), n-heptane, n-hexane, o-xylene, p-&m xylenes, p-ethyltoluene, propylene and toluene were detected. It should be noted that the TCE concentration detected in both soil vapor samples were above the Air Guideline Value (August 2015 update) in New York State Department of Health's October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

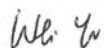
Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

Building 4: Block 1373, Lot 54 and Building 5: Block 1381, Lot 18

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Future correspondence related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact Ms. Cassandra Scantlebury at (718) 595- 6756.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

cc: R. Weissbard
T. Estes
C. Scantlebury
M. Wimbish
D. Abreu – NYCHA
P. Love – NYCHA



November 23, 2022

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

**Re: PACT Reid and Park Rock Consolidated
Sutter Avenue – Union Street
2069 Union Street
Block 3510, Lot 1
CEQR # 77CHA021K**

Angela Licata
*Deputy Commissioner
Sustainability*

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2022 Vapor Intrusion Investigation (Phase II) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eight-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public housing campus named Sutter Avenue – Union Street. This campus features 3 site buildings separated across two city blocks. Building 1 and 2 are located on blocks bounded by Sutter Avenue to the south, Union Street to the west, E. New York Avenue to the north and Tapscott Street to the east. Building 3 is bounded by Sutter Avenue to the south, Ralph Avenue to the west, E. New York Avenue to the north, and Union Street to the east. Of the 3 buildings comprised of this campus, 1 building is featured in the Work Plan. Eighty-eight (88) buildings at the Development Site with a total of 1,698 dwelling units would receive full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, and upgrades to common areas. Presently, there

are no proposed plans for exterior improvements that would involve ground disturbance at the Development.

During the September 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor (ambient) air sample were collected. The soil vapor, indoor air, and outdoor air samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,3-butadiene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, acrylonitrile, benzene, bromomethane, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cis-1,2-dichloroethylene, cyclohexane, dichlorodifluoromethane, ethyl benzene, isopropanol, methyl methacrylate, n-heptane, n-hexane, o-xylene, p- & m- xylenes, propylene, tetrachloroethylene (PCE), tetrahydrofuran, toluene, trichloroethylene (TCE), and vinyl chloride) were detected. PCE and TCE were detected above their air guideline values (September 2013 and August 2015 updates) in the New York State Department of Health October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,1,2-trichloro-1,2,2-trifluoroethane, 1,1-dichloroethylene, 1,2,4-trimethylbenzene, 1,2-dichlorobenzene, 1,3,5-trimethylbenzene, 1,3-dichlorobenzene, 1,4-dichlorobenzene, 2-butanone, 2-hexanone, 4-methyl-2-pentanone, acetone, benzene, bromomethane, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, cis-1,2-dichloroethylene, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, styrene, PCE, tetrahydrofuran, toluene, TCE, trichlorofluoromethane, and vinyl chloride) were detected.

The outdoor air analytical results revealed that several VOCs (1,2,4-trichlorobenzene, 1,4-dichlorobenzene, 2-butanone, acetone, benzene, carbon tetrachloride, chloromethane, cyclohexane, dichlorodifluoromethane, ethyl acetate, ethyl benzene, isopropanol, methyl methacrylate, methylene chloride, n-heptane, n-hexane, o-xylene, p- & m- xylenes, p-ethyltoluene, propylene, toluene, and trichlorofluoromethane) were detected.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,

Wei Yu

Wei Yu

Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estes
M. Wimbish
D. Abreu – NYCHA
P. Love – NYCHA



December 9, 2022

Jenelle Gomes
Senior Environmental Planner
New York City Housing Authority
90 Church Street
New York, NY 10007

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

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Flushing, NY 11373

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**Re: PACT Reid and Park Rock Consolidated – Tapscott Street Rehab
Building # 1 - 725 Howard Avenue, Block 3534, Lot 1
Building # 2 - 728 Howard Avenue, Block 3550, Lot 34
Building # 5 - 184 Tapscott Street, Block 3549, Lot 36
Building # 6 - 187 Tapscott Street, Block 3550, Lot 11
CEQR # 77CHA021K**

Dear Ms. Gomes:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the November 2022 Vapor Intrusion Investigation Reports (Phase II) prepared by ALC Environmental, on behalf of the New York City Housing Authority (NYCHA) (applicant) for the above referenced project. It is our understanding that under the NYCHA preservation initiative Permanent Affordability Commitment Together (PACT), NYCHA intends to submit an application(s) to the U.S. Department of Housing and Urban Development (HUD) for the disposition of public housing property as authorized under the Rental Assistance Demonstration. Reid Park Rock Consolidated is comprised of 15 developments, with 1,698 dwelling units, across 88 buildings. The Project Site is in the Crown Heights neighborhood of Brooklyn. Approval of the disposition of public housing property will facilitate the PACT program and the rehabilitation and preservation of such housing as long-term project-based Section 8 assisted housing. NYCHA will convey 15 public housing developments of the Reid and Park Rock consolidated developments (Development Site) to NYC PACT Preservation MM LLC. The conversion will facilitate a 99-year lease for the financing, rehabilitation, operation, management and social services at eighty-eight total existing affordable housing buildings at the Development Site (Proposed Project). As part of the Development Site there is a NYCHA public housing campus named Tapscott Street Rehab. This campus features 8 site buildings separated across 3 city blocks. Building 1 is located on blocks bounded by Blake Avenue to the south, Howard Avenue to the west, Sutter Avenue to the north, and Grafton Street to the east. Buildings 2, 4, 6, and 8 are bounded by Dumont Avenue to the south, Tapscott Street to the west, Blake Avenue to the north, and Howard Avenue to the east. Buildings 3, 5, and 7 are bounded by Dumont Avenue to the south, east 98th Street to the west, Blake Avenue to the north and Tapscott Street to the east. Of the 8 buildings comprised of this campus, Buildings 1, 2, 5 and 6 are featured in the work plans. Eighty-eight (88) buildings at the Development

Site with a total of 1,698 dwelling units would receive full scale bathroom and kitchen replacements, fully HUD compliant lead, asbestos, and mold remediation and controls, and upgrades to common areas. Presently, there are no proposed plans for exterior improvements that would involve ground disturbance at the Development.

Building # 1 - 725 Howard Avenue, Block 3534, Lot 1

During the October 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples and one outdoor air sample were collected. The soil vapor, indoor air and outdoor air samples were analyzed for volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropyl alcohol, isopropylbenzene, m,p-xylene, methyl ethyl ketone, methylene chloride, o-xylene, propylene, tetrachloroethylene (PCE), toluene and trichloroethylene (TCE)) were detected. PCE was detected above its air guideline value (September 2013 update) in the New York State Department of Health (NYSDOH) October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,3-dichlorobenzene, 1,3-dichloropropane, 1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, dichlorodifluoromethane, ethanol, isopropyl alcohol, p-&m-xylenes, methyl ethyl ketone, PCE, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethanol, hexane, isopropyl alcohol, p-&m-xylenes, methyl ethyl ketone, PCE, toluene and trichlorofluoromethane) were detected.

Building # 2 - 728 Howard Avenue, Block 3550, Lot 34

During the October 2022 fieldwork, two sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropyl alcohol, isopropylbenzene, m,p-xylene, methyl ethyl ketone, methylene chloride, o-xylene, propylene, PCE, tetrahydrofuran, toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, hexane, isopropyl alcohol, PCE, p- & m- xylenes, toluene and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, acetone, benzene, carbon tetrachloride, dichlorodifluoromethane, ethanol, isopropyl alcohol, p- & m- xylenes, methyl ethyl ketone, PCE, toluene and trichlorofluoromethane) were detected.

Building # 5 - 184 Tapscott Street, Block 3549, Lot 36

During the October 2022 fieldwork, sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropyl alcohol, isopropylbenzene, m,p-xylene, methyl ethyl ketone, methylene chloride, o-xylene, propylene, PCE, toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (acetone, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, isopropyl alcohol, PCE, p- & m- xylenes, toluene, TCE and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (1,4-dichlorobenzene, acetone, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethanol, isopropyl alcohol, PCE, toluene and trichlorofluoromethane) were detected.

Building # 6 - 187 Tapscott Street, Block 3550, Lot 11

During the October 2022 fieldwork, sub-slab soil vapor samples, two indoor air samples, and one outdoor air sample were collected. The soil vapor, indoor air and outdoor air samples were analyzed for VOCs by EPA Method TO-15.

The soil vapor analytical results revealed that several VOCs (1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, 1,3-butadiene, 4-ethyltoluene, 4-isopropyltoluene, 4-methyl-2-pentanone, acetone, benzene, carbon disulfide, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, ethylbenzene, heptane, hexane, isopropyl alcohol, isopropylbenzene, m,p-xylene, methyl ethyl ketone, methylene chloride, o-xylene, propylene, PCE, toluene, and trichlorofluoromethane) were detected. PCE was detected above its air guideline value (September 2013 update) in the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York.

The indoor air analytical results revealed that several VOCs (acetone, carbon tetrachloride, chloroform, chloromethane, dichlorodifluoromethane, ethanol, isopropyl alcohol, PCE, p- & m- xylenes, toluene, and trichlorofluoromethane) were detected.

The outdoor air analytical results revealed that several VOCs (acetone, carbon tetrachloride, chloromethane, dichlorodifluoromethane, ethanol, isopropyl alcohol, p- & m- xylenes, PCE, toluene and trichlorofluoromethane) were detected.

Based upon our review of the submitted documentation, we have the following comments and recommendations to NYCHA:

Building # 1 - 725 Howard Avenue, Block 3534, Lot 1
Building # 2 - 728 Howard Avenue, Block 3550, Lot 34
Building # 6 - 187 Tapscott Street, Block 3550, Lot 11

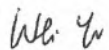
- DEP finds the Phase II acceptable and recommends that a site-specific Construction Health and Safety Plan (CHASP) be implemented for the proposed renovation work. With the implementation of a site-specific CHASP, DEP has no further requirements for the proposed project.

Building # 5 - 184 Tapscott Street, Block 3549, Lot 36

- DEP concurs with the Phase II recommendation to collect a second round of soil vapor and indoor air samples between April and May 2023. The analytical results will be compared to the initial analytical results collected between October 12 and 13, 2022, to evaluate exposures related soil vapor intrusion.

Future correspondence and submittals related to this project should include the following CEQR # **77CHA021K**. If you have any questions, you may contact Scott Davidow, P.G. at (718) 595-7716.

Sincerely,



Wei Yu
Deputy Director, Hazardous Materials

- c: R. Weissbard
S. Davidow
T. Estes
M. Wimbish
D. Abreu – NYCHA
P. Love – NYCHA



U.S. Department of Housing and Urban Development
New York State Office
Jacob K. Javits Federal Building
26 Federal Plaza
New York, New York 10278-0068
<http://www.hud.gov/local/nyn/>

May 22, 2023

Email: vlada.kenniff@nycha.nyc.gov

Lisa Bova-Hiatt, Interim Chief Executive Officer
New York City Housing Authority
Attn: Vlada Kenniff, Senior Vice President for Sustainability
90 Church St., 5th Floor
New York, NY 10007

SUBJECT: Request for Release of Funds and Certification

NYCHA PACT Reid Apartments – Park Rock Consolidated
Location: Multiple sites
HPD NEPA #23NEPA030K

Assignment Number: 23-05-05-1728

Dear Ms. Bova-Hiatt:

On May 5, 2023, the New York Office of Public Housing received a Request for Release of Funds, Form HUD-7015.15, from the New York City Department of Housing Preservation and Development, acting in its role as the Responsible Entity for the environmental review of the referenced project in accordance with 24 CFR part 58.

Enclosed with this letter is the executed Authority to Use Grant Funds, Form HUD-7015.16, for the above referenced project.

Should you have any questions or need additional information, please contact Katharine C. Trowbridge, General Engineer, at (307) 760-5955.

Sincerely,

Luigi D'Ancona
Director
Office of Public Housing

cc: Anthony Howard, Director of Environmental Planning, HPD
Encl: Authority to Use Grant Funds: Form HUD-7015.16

Authority to Use Grant Funds

**U.S. Department of Housing
and Urban Development**
Office of Community Planning
and Development

To: (name & address of Grant Recipient & name & title of Chief Executive Officer)

Copy To: (name & address of SubRecipient)

We received your Request for Release of Funds and Certification, form HUD-7015.15 on

Your Request was for HUD/State Identification Number

All objections, if received, have been considered. And the minimum waiting period has transpired.
You are hereby authorized to use funds provided to you under the above HUD/State Identification Number.
File this form for proper record keeping, audit, and inspection purposes.

Typed Name of Authorizing Officer

Signature of Authorizing Officer

Date (mm/dd/yyyy)

Title of Authorizing Officer

X