

**NYCHA Compliance Department:**  
**13th Assessment of Compliance with Requirements of**  
**Paragraphs 8 to 15 of Exhibit A to the January 31, 2019 Agreement**  
**Between NYCHA, HUD, SDNY and the City of New York**  
**Covering Period of December 1, 2024 to May 31, 2025**

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## I. Summary of Compliance in July 2025

Paragraph 30(b) of Exhibit A of the 2019 HUD Agreement (“the Agreement”) requires that NYCHA certify compliance with the requirements outlined in Paragraphs 8 to 15.

Paragraph 8 requires that NYCHA abate all lead-based paint at Harlem River and Williamsburg within 5 years of the Agreement. Both sites were converted to the Permanent Affordability Commitment Together (“PACT”) Program. As of May 31, 2025, NYCHA’s Real Estate Development Department (“REDD”) is reporting that the PACT partners have completed interior abatements at both of these properties, except for 1 unit. During this reporting period, NYCHA identified that the lead abatement plan for Williamsburg did not require abatement for exterior common areas. Because Paragraph 8 requires abatement of “all lead-based paint,” NYCHA is working with the PACT partner to retest the exterior common areas at the 0.5 mg/cm<sup>2</sup> level, originally tested at 1.0 mg/cm<sup>2</sup>, and to finalize a schedule to complete the abatement of the exterior common areas.

Paragraphs 9 to 12 provide abatement benchmarks over 20 years following the Agreement. According to NYCHA’s Lead Hazard Control Department (“LHC”), since the standard changed on December 1, 2021, from January 1, 2022 to May 31, 2025, NYCHA abated and cleared approximately 13,744 units at 0.5 mg/cm<sup>2</sup> across the public housing portfolio via a range of programs including its move-out program, Team for Enhanced Management Planning and Outreach (“TEMPO”) abatement program, and other special projects. As of May 31, 2025, 3,821 units out of approximately 5,670 units requiring abatement (67%) had been reported as abated and cleared among the PACT sites.

Paragraph 13 provides definitions of “common areas” and “abatement,” which NYCHA applies to its abatement reporting and work.

The table below summarizes compliance status with Paragraph 14 (Abatement) and Paragraph 15 (Renovation, Repair, and Painting).

### Summary of Compliance in January 2025 Publication and July 2025 Publication

Paragraph Section	Compliance in January 2025 Publication	Explanation of non-compliant findings	Compliance in July 2025 Publication (current)	Explanation of non-compliant findings
<a href="#">14a</a>	Yes		Yes	
<a href="#">14b</a>	Yes		Yes	
<a href="#">14c</a>	Yes		Yes	
<a href="#">14d</a>	Yes		Yes	
<a href="#">14e</a>	No	Occupied Units: 97.1%	No	Moveout Units: 90.0%

Paragraph Section	Compliance in January 2025 Publication	Explanation of non-compliant findings	Compliance in July 2025 Publication (current)	Explanation of non-compliant findings
		<i>Work order missing clearance report.<sup>1</sup></i>		<i>Work order missing dust wipe vendor certification.<sup>2</sup></i>
<a href="#">14f</a>	Yes		Yes	
<a href="#">14g</a>	Yes		No	Field Monitoring: <i>Property Management Lead Disclosure Files: 74.31%</i> <i>Tenant Folder Review: 63.44%</i>
<a href="#">15a</a>	No	Field Monitoring: 90.8%	No	Field Monitoring: 94.2%
		File Review: 91.5% <i>Additional training and supervision are needed to ensure system users are properly following RRP required protocols.</i>		File Review: 90.3% <i>Additional training and supervision are needed to ensure system users are properly following RRP required protocols.</i>
<a href="#">15b</a>	No	<i>EHS observed 100% compliance with NYCHA employees, however they could not observe vendors, and so Compliance cannot recommend certification of this section.</i>	No	<i>EHS observed 100% compliance with NYCHA employees, however they could not observe vendors, and so Compliance cannot recommend certification of this section.</i>
<a href="#">15c</a>	Yes		Yes	
<a href="#">15d</a>	Yes		No	Field Monitoring: 83.57% <i>Storeroom inspection for RRP supplies significantly decreased in compliance from 90.43% in the January 2025 Lead Certification.</i>
<a href="#">15e</a>	No	File Review: 91% <i>The renovator checklist needs to be accurate and complete.</i>	No	File Review: 89% <i>The renovator checklist needs to be accurate and complete.</i>

<sup>1</sup> LHC subsequently uploaded the corrected clearance report upon request.

<sup>2</sup> LHC subsequently uploaded the missing dust wipe vendor certifications upon request.

Paragraph Section	Compliance in January 2025 Publication	Explanation of non-compliant findings	Compliance in July 2025 Publication (current)	Explanation of non-compliant findings
<a href="#">15f</a>	No	Field Monitoring: 97.9% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and document distribution.</i>	No	Field Monitoring: 98.4% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and document distribution.</i>
<a href="#">15g</a>	Yes		No	Field Monitoring: 72% for NOEs and 83% for NOHR exception cases - <i>NYCHA needs a period of consistent compliance for NOHRs and NOEs.</i>
<a href="#">15h</a>	No	File Review: 91% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i>	No	File Review: 89% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i>
<a href="#">15i</a>	No	File Review: 91% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i>	No	File Review: 89% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i>
<a href="#">15j</a>	No	File Review: 90% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i> <i>NYCHA needs to improve the timing of initial clearance examinations and performance of re-clearance examinations. NYCHA needs to institute worksite protections after cleaning but pending final clearance results.</i>	No	File Review: 96% <i>NYCHA needs to strengthen policies and IT controls on vendor recordkeeping and monitoring.</i> <i>NYCHA needs to improve the timing of initial clearance examinations and performance of re-clearance examinations. NYCHA needs to institute worksite protections after cleaning but pending final clearance results.</i>

See sections V and VI for further information regarding findings of noncompliance.

## II. Introduction and Methodology

To evaluate NYCHA's ability to certify to the requirements of Paragraphs 8, 14, and 15, on July 31, 2025, the Compliance Department conducted a review of NYCHA records and activities for the period between December 1, 2024 and May 31, 2025 ("Covered Period"). Please note that the January 2025 Certification Report covered June 16, 2024 through December 15, 2024. Therefore, there is a one-time 15-day overlap as a result of the adjusted Covered Period. Additionally, the NYCHA Environmental Health and Safety Department ("EHS") issued a report (annexed as Attachment A) documenting field oversight activities that should be read in tandem with this Report.

The Compliance Department uses the following methodology to evaluate NYCHA's compliance with Paragraphs 8, 14, and 15:

- **Existence of Written Policies, Procedures, or Contract Specifications:** This criterion evaluates whether NYCHA has established specific written policies, procedures, contract specifications, training, or instructional materials that required staff and/or vendors to perform the requirements set forth in the regulations during the Covered Period.

The NYCHA Lead Standard Procedure (annexed as Attachment B), subsequent Compliance Advisory Alerts, and Regulatory Requirements (annexed as Attachment C) have been reviewed and cover the Agreement requirements.

- **Existence of IT Controls:** This criterion evaluates whether NYCHA's Maximo Work Order system (or other system) has established IT controls that strengthen compliance with the applicable regulatory requirements during the Covered Period. These IT controls are annexed as Attachment D. The business requirements document ("BRD") and other abatement-related IT controls are annexed as Attachment E.
- **Field Monitoring Protocols:** This criterion evaluates whether NYCHA has performed any field monitoring during the Covered Period of abatement, interim control, or RRP projects to assess compliance with each specific regulatory requirement and the results of the quality assurance or field monitoring activities.
- **Recordkeeping/File Review:** This criterion evaluates whether project files for work orders closed during the Covered Period contain documentation required by and/or evidencing compliance with each specific regulatory requirement.

LHC provides updates on abatement requirements outlined in Paragraphs 9-12. Refer to Section IV for more information from LHC and progress on abatement completions.

Note, the sections below discuss compliance results from field oversight and file review for Paragraph 14 and 15. In some cases, the results from both components are not compliant. In these situations, the compliant results are discussed in the Attachment (either EHS report or file review results) and the non-compliant results are outlined in the body of this report. The file review data below reflects information available as of June 23, 2025.

### III. Updates from EHS

During this Covered Period, EHS escalated 34<sup>3</sup> observations to the Compliance Department and LHC for further review, including 2 abatement jobs, 2 post-RRP clearance jobs, and 30 developments which failed both their initial lead disclosure document inspection and reinspection. Compliance took the following actions in response to the EHS escalations about missing documents:

- Compliance held training sessions with the Property Managers and Neighborhood Administrators in February, March, and May 2025. The training covered how properties should compile a binder for each property in their consolidation and addressed what was missing during each property's inspection for 30 developments.

Please see Attachment A for the full EHS report and detailed EHS escalation summary.

### IV. Programmatic Updates

#### **Lead Hazard Control**

As of May 31, 2025, NYCHA completed X-ray fluorescence ("XRF") lead inspections in 119,615 residential units at the 0.5 mg/cm<sup>2</sup> standard, which is about 81% of the total testing universe. Of these, 54,120 units (45%) tested positive for lead-based paint, while 65,495 units (55%) tested negative.

Out of the 54,120 units that tested positive, NYCHA has abated 13,744 units to date. These units are now considered lead-free and safe for occupancy by residents. Based on this progress to date, NYCHA is on pace to meet the 10-year target with the Agreement.

LHC reports that it remains focused on the Verification Project, ensuring thorough quality assurance by conducting both desk reviews of documentation and field inspections of previously abated units. The Verification Project targets units that have not previously received a quality assurance inspection after the abatement was completed. As of May 31, 2025, LHC has completed quality assurance for 2,782 units and attempted all remaining units out of the target universe of 3,592 units. Currently, 576 units have been identified as requiring additional work. The majority of these units involve a single component that needs to be abated, which typically requires simpler corrective actions. As of May 31, 2025, NYCHA has abated 162 of the units needing additional work, and LHC is prioritizing and expediting the completion of the abatement work. LHC remains committed to ensuring that all abatement work meets the highest standards and that all deficiencies are addressed in a timely and efficient manner.

#### **Abatement During Capital Projects**

During the Covered Period, the Asset & Capital Management ("A&CM") Division continued reporting each quarter to NYCHA's Compliance Department on projects that required lead remediation pursuant to the A&CM White Paper. According to A&CM, from December 1, 2024, to May 31, 2025, there were 5 capital projects that impacted positive or presumed positive components.

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<sup>3</sup> 1 additional escalation within the EHS report for missing lead disclosure documentation during April and May 2025 inspections at Mariner's Harbor was submitted to the Compliance Department in June 2025. Therefore, the escalation submission was outside the Covered Period for this report.

## V. Assessment of Compliance with Paragraph 14 (Abatement) for the Covered Period

### General Statement

NYCHA Compliance uses 2 methods for tracking compliance against the requirements of Exhibit A, Paragraph 14 of the Agreement for work impacting the public housing portfolio: file review and field monitoring.

For file review, the Compliance Department reviewed 75 abatements, including 40 abatements in vacant units (“moveouts”) and 35 abatements in occupied units. The results of this review are set forth in Attachment F.

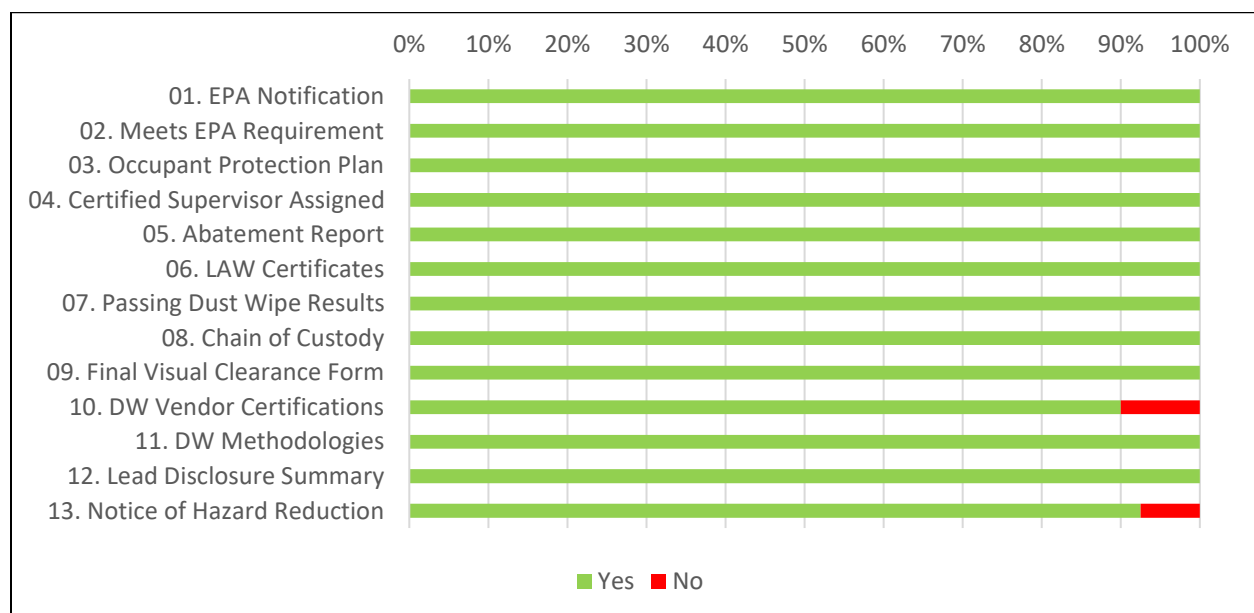
- The Compliance Department’s Monitoring Unit (“MU”) selected a random sample of moveout abatement work orders out of a total of 620 work orders that had an “Actual Finish” date during the Covered Period and were closed as of May 31, 2025.
- Of the 35 randomly selected occupied units, 25 are occupied with children under the age of 6 (“CU6”) and 10 are elevated blood lead level (“EBLL”) abatements closed during the Covered Period.

Documentation of the abatement field monitoring performed by EHS that is described in this section is set forth in Attachment A.

The specific forms and language to fulfill the Agreement sections and regulations under Paragraph 14 are identical to evidence used for PACT sites. The Compliance Department also includes Lead Disclosure Files in its Section 9 file review.

### Summary of File Review for Abatements Performed in 40 Moveout Units

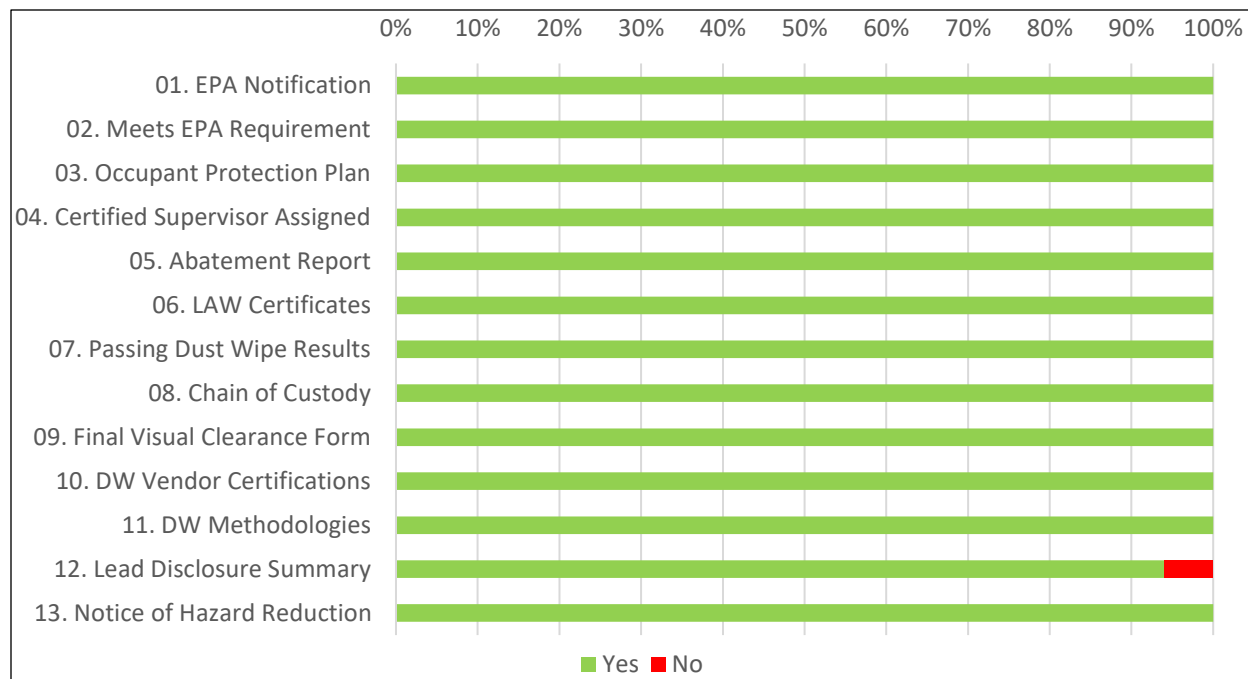
The MU reviewed a sample of 40 total moveouts with an “Actual Finish” date between December 1, 2024 and May 31, 2025, and a work order status of “CLOSE” as of May 31, 2025.



4 of 40 cases were missing some of the dust wipe vendor certifications, and 3 of 40 cases were missing the Notice of Hazard Reduction (“NOHR”). The missing dust wipe vendor certifications and NOHRs were subsequently uploaded by LHC upon request.

### Summary of File Review for Abatements Performed in 35 Occupied Units

The MU also selected 25 abatements in units abated as part of the TEMPO Abatement Program, which have CU6 occupants, and 10 EBLI abatements closed during the Covered Period. The results of this review are set forth in Attachment F.



Overall, NYCHA performed better in occupied units than in unoccupied units, with only 2 files missing a Lead Disclosure Summary.

The following sections provide details of NYCHA’s Compliance Department and EHS reviews, including where issues were identified in the file and/or field review:

**Paragraph 14(a): NYCHA shall ensure that a certified supervisor is onsite or otherwise available in accordance with 40 CFR § 745.227(e).**

Attachments A and F demonstrate compliance based on field and file review results.

**Paragraph 14(b): NYCHA shall notify EPA of lead-based paint abatement activities electronically using EPA’s Central Data Exchange (CDX) in accordance with 40 CFR § 745.227(e)(4)(vii).**

Attachments A and F demonstrate compliance based on field and file review results.

**Paragraph 14(c): NYCHA shall prepare and implement written occupant protection plans for all abatement projects in accordance with 40 CFR § 745.227(e)(5).**

Attachments A and F demonstrate compliance based on field and file review results.



**Paragraph 14(d): NYCHA shall specify methods of collection and lab analysis in accordance with 40 CFR § 745.227(f).**

Attachments A and F demonstrate compliance based on field and file review results.

**Paragraph 14(e): NYCHA shall ensure that a clearance examination is performed, and a clearance examination report provided by a lead paint inspector/risk assessor certified and licensed as applicable for the property location, in accordance with 24 CFR § 745.227(e) (8)-(9). The lead paint inspector/risk assessor must be independent of the lead-based paint abatement firm, supervisor, and contractors performing the abatement work.**

Based on the file review during the Covered Period, the Compliance Department does *not* recommend that NYCHA certify Paragraph 14(e). The file review revealed issues in moveout units as discussed below. See Attachment A for field monitoring results which meet the compliance threshold.

- **File Review for 14(e):**

The MU reviewed 40 moveout abatement work orders and found 90% compliance with 4 cases that did not contain the dust wipe vendor certifications. LHC uploaded the missing documents to the respective Maximo work orders upon the MU's request.

**Paragraph 14(f): NYCHA shall ensure that the certified supervisor on each abatement project prepares an abatement report in accordance with 40 CFR § 745.227(e)(10).**

Attachment F demonstrates compliance based on file review results.

**Paragraph 14(g): NYCHA shall maintain records in accordance with 40 CFR § 745.227(i) and 24 CFR § 35.125.**

Based on the file review during the Covered Period, the Compliance Department does *not* recommend that NYCHA certify to Paragraph 14(g). File review and field observations revealed issues in cases for vacant and occupied units as discussed below.

- **File Review for 14(g):**

The MU reviewed 35 occupied abatement work orders for Lead Disclosure Summary forms and found 94.3% compliance with 2 cases missing the form. Both cases missing this form were for occupied EBL units.

The MU reviewed 40 moveout abatement work orders for the NOHR form and found 92.5% compliance with 3 cases missing the form.

- **Field Monitoring for 14(g):**

EHS completed 253 inspections with a 74.31% compliance rate for Property Management Lead Disclosure Files. EHS completed 227 inspections with a 63.44% compliance rate for the Tenant Folder Review.

- **IT Controls for 14(g)**

NYCHA does not have IT controls available that support this requirement, although as of December 2019, the Occupant Protection Plan (OPP), the EPA notification, and abatement reports are to be attached to the Maximo work orders. IT does not have a control to ensure the correct forms are uploaded to the work order.

### Abatement and Dust Wipe Vendor Compliance

All dust wipe and abatement vendor contracts have been reviewed for compliance with the agreement requirements and can be found below.

During the Covered Period, NYCHA utilized 5 vendors to perform abatements and 9 vendors to perform dust wipes. Note that contracts for abatement vendors must adhere to 14(a), 14(b), 14(c), and 14(f), and dust wipe vendors must adhere to 14(d) and 14(e).

Contract/Vendor Name	Contract Type (Abatement or Dust Wipe)	Findings from Prior Report	Actions taken to correct	Findings of Current Reporting Period
JOSEPH ENVIRONMENTAL LLC	Abatement	As of January 31, 2025, LHC is to update the contract with acceptable language.	The contract language was not updated because both sections 14A and 1.2.2 convey the same requirement. For all future contracts, LHCD will use the updated language under section 1.2.2 to maintain consistency.	Not active.
-NEW YORK ENVIRONMENTAL SYSTEMS, INC. AGD CONTRACTING CORP. -ABATEMENT UNLIMITED INC -EMPIRE CONTROL ABATEMENT INC -LINEAR ENVIRONMENTAL CORP. <sup>4</sup>	Abatement	N/A	N/A	Paragraph 14(f): contract language requires an abatement report but does not specify that the abatement report is prepared by the supervisor.

<sup>4</sup>Compliance reported the same issue with Linear Environmental Corp. in the January 2025 Certification. This remains an open and repeat issue for this vendor.

Contract/Vendor Name	Contract Type (Abatement or Dust Wipe)	Findings from Prior Report	Actions taken to correct	Findings of Current Reporting Period
ATC GROUP SERVICES LLC	Dust Wipe	Expired (October 2024)	Extended to July 31, 2026.	None

The Compliance Department will continue to work with Procurement, Legal and LHC to ensure the required language is included in the contracts.

## VI. Assessment of Compliance with Paragraph 15 (RRP) for the Covered Period

The Compliance Department's file review for this section is annexed as Attachment G.

**Paragraph 15(a): Establishing and maintaining sufficient information in NYCHA's renovation and maintenance computer systems to readily identify renovation and maintenance projects involving work to which lead-safe work practices regulations apply in accordance with 24 CFR §§ 35.1330, 35.1350 and 40 CFR §§ 745.85, 745.89.**

The Compliance Department does *not* recommend certifying to compliance with 15(a) because based on file review results discussed below, NYCHA employees are not consistently answering the RRP question accurately. Field observation results were not compliant and are discussed in Attachment A.

- **File Review for 15(a):**

Potential RRP work orders contain a "flag" in Maximo signifying the presence of presumed or known lead-based paint ("LBP") in the apartment. This "RRP flag" then requires that any paint-disturbing work in the unit requires renovators to follow RRP protocols, including a clearance examination.

File review found that, for 90.31% (62,531 out of 69,241) of work orders closed between December 1, 2024 to May 31, 2025 where renovators must answer the RRP enforcement questions, renovators indicated that they were not performing RRP work. This trend requires continued monitoring of whether the workers' selection of "No" or "No Components Selected" to the RRP enforcement questions is appropriate.

Importantly, answering "No" to the RRP enforcement question does not necessarily indicate non-compliance and, indeed, can be entirely appropriate in several circumstances. For instance, NYCHA has a growing volume of X-ray fluorescence ("XRF") data showing that apartments are either negative or have a limited number of lead components at 1.0 and 0.5 mg/cm<sup>2</sup>. If a renovator is performing work in a negative apartment or working on components that do not contain LBP, the renovator is correct to answer "No" to the RRP enforcement question. Additionally, for some work orders, the renovators are not performing work at all or are not performing work that disturbs paint above the de minimis thresholds, such as painting with no surface preparation or drilling small holes to install new cabinets on a wall. In these circumstances, renovators would also be correct to select "No."

- **Field Monitoring for 15(a):**

EHS completed 243 inspections with a 94.24% compliance rate for RRP work verification by personnel. In 14 cases, staff entered the improper response to the Maximo prompt, “Are you Performing RRP?”

**Paragraph 15(b): Ensuring that only properly trained and certified firms and workers are assigned to perform work to which lead-safe work practices apply in accordance with 24 CFR §§ 35.1330, 35.1350 and 40 CFR §§ 745.85, 745.90.**

The Compliance Department does *not* recommend certifying for this section. While EHS observed 99.6% compliance with NYCHA employees, they could not observe vendors. For the full EHS report, see Attachment A. Additionally, the MU’s file review found 100% compliance as discussed in Attachment G.

- **IT Controls for 15(b):**

At present, Maximo does not identify the vendor or vendor staff assigned to perform RRP work at the lead paint developments. NYCHA instead relies upon either development staff or NYCHA paint supervisors to manually check the qualifications of the vendor and vendor staff at the development.

**Paragraph 15(c): Obtaining and Maintaining certification as a certified renovation firm if any of the workers described in this paragraph are NYCHA employees, and the work they do is covered by 40 CFR part 745, subpart E ... in accordance with 40 CFR §§ 745.81, 745.89.**

NYCHA is a certified RRP firm. Proof of the certification is annexed as Attachment H. Based on this documentation, there is evidence supporting NYCHA’s certification that it is in compliance with the requirements set forth in 15(c).

**Paragraph 15(d): Ensuring supplies necessary to perform lead-safe work practices in accordance with 24 CFR § 35.1350 and 40 CFR § 745.85 are readily available to trained and certified workers.**

The Compliance Department does *not* recommend certifying for 15(d) based on field results. Field observations revealed issues in maintenance of RRP supplies within storerooms.

- **Field Observations for 15(d):**

Out of 213 total storeroom inspections for RRP supplies, 35 failed inspections, resulting in a compliance rate of 83.57%, a significant decline from the compliance rate of 90.43% in the January 2025 Lead Certification.

EHS observed that the supplies that were most frequently missing from storerooms were the “Renovate Right” Guide pamphlets and RRP signage. In April 2025, the EHS Lead Oversight Team storeroom inspection checklist was updated to include the 2-millimeter polyethylene sheeting (used for covering resident furnishing) which is listed as a required supply in the NYCHA Lead Safe Housing Standard Procedure (annexed as Attachment B). The storeroom checklist previously only included the 6-millimeter polyethylene sheeting used for setting up containment. EHS’ Lead Oversight Team observed that the 2-millimeter polyethylene was not present in storerooms. NYCHA staff currently utilize 6-millimeter polyethylene for both containment and to cover resident furnishings and belongings.

EHS informed the Supply Chain Department of this deficiency, and they are in the process of acquiring this item to stock storerooms. In the interim, NYCHA staff can continue to utilize the 6-millimeter

polyethylene for both containment setup and covering of resident furnishing and belongings.

**Paragraph 15(e): Ensuring that firms and workers assigned to perform the renovation or maintenance work to which lead safe work practices apply use the RRP Renovation Checklist and establish and maintain records necessary to demonstrate compliance with the RRP Rule in accordance with 40 CFR § 745.86.**

The Compliance Department does *not* recommend certifying for this section because NYCHA does not have strong recordkeeping practices for vendors, nor does it have appropriate controls to ensure that NYCHA employees accurately complete the RRP checklists. EHS found compliance as to NYCHA employees, discussed in Attachment A, but did not observe vendors in their field oversight. As discussed below, there were concerns about the process for RRP checklist completion.

- **File Review for 15(e):**

Attachment G has details about the Compliance Department's review of work orders and the appropriate RRP Renovation Checklist. The Compliance Department assessed 175 work orders for the required attachments and confirmed whether the work orders had the RRP Renovation Checklist.<sup>5</sup> 156 of the 175 work orders (89%) had staff that completed the RRP Renovation Checklist. The remaining work orders had either blank or partially completed RRP Renovation Checklists.

The Compliance Department first reported on instances of supervisors completing the RRP Renovation Checklist on behalf of the renovator(s) in the January 2025 Lead Certification Report. Subsequently, LHC and Operations have issued guidance to staff about requesting administrative closure if work orders were not properly completed and closed. During this Covered Period, the Compliance Department found 5 work orders with checklists completed by someone who did not log work in the Maximo Actuals tab for that day. See Attachment G. According to NYCHA Operations, supervisors assist their staff by completing Maximo entries that result from frequent IT connectivity issues.

**Paragraph 15(f): Ensuring that residents of units and developments in which renovation or maintenance work to which lead-safe work practices apply will be performed are informed of the work to be performed and the risks involved in accordance with 24 CFR § 35.1345 and 40 CFR §§ 745.84, 745.85.**

Compliance does *not* recommend certifying to this requirement until field monitoring shows a period of consistent compliance for vendors and NYCHA strengthens policies on vendor record-keeping. With respect to NYCHA's internal staff, there is evidence supporting NYCHA's certification that it is in compliance with the requirements set forth in 15(f) as seen in Attachments A and G.

**Paragraph 15(g): Retaining records demonstrating compliance with the regulations set forth at 24 CFR § 35.125 and 40 CFR § 745.84.**

NYCHA does *not* recommend certifying to compliance with this paragraph. A review of the Maximo data still shows that NYCHA needs to improve the distribution and timing of distribution of NOHRs as well as Notices of Evaluation ("NOE").

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<sup>5</sup> All 35 selected work order forms for December 2024 were completed prior to December 16, 2024 and reviews were included in the January 2025 Lead Certification Report.

Though not explicitly required under 24 CFR § 35.125, there is still not a process for notifying residents in writing following a failed dust wipe. Instead, upon a failed clearance, residents are notified by telephone or email about the need for the development to reschedule a re-cleaning of the work area. A second clearance examination and the NOHR are only generated when the unit passes clearance. Now that an automated system is in place for NOHRs, NYCHA needs to work on a method to auto-generate written notice to the resident following a failed clearance examination.

- **File Review for 15(g):**

#### *Notices of Evaluation*

The Compliance Department reviewed XRF inspection work orders in Maximo completed between December 1, 2024 and May 31, 2025. Based on data as of June 16, 2025, 14,234 of 19,762 (72%) completed XRF inspection work orders contained the required NOE in Maximo. According to LHC, all residents receive the XRF inspection NOE within 2 weeks of the vendor completing the inspection. However, the NOE is not uploaded to Maximo until LHC completes their internal QA process, which led to the 5,528 work orders missing a NOE at the time of the review.

#### *Notices of Hazard Reduction*

Between December 1, 2024 and May 31, 2025, the MU found 5,454 work orders requiring a NOHR via Data Warehouse. The MU selected a sample of 90 of these work orders and found that 83 of these work orders had an associated NOHR. The MU confirmed the presence of these NOHRs as attachments in Siebel, attachments in Maximo, and by requesting evidence of emails sent from LHC to developments.

The MU reviewed the sampled work orders by case type, whether as a non-exception (auto) case or exception (manual) case. In non-exception cases, NOHRs are automatically generated through the Siebel system, and in exception cases, the NOHR must be manually generated by LHC.

#### *Notices of Hazard Reduction – Non-Exception (Auto) Cases*

Between December 1, 2024 and May 31, 2025, the MU found 4,967 “Non-Exception” cases via Data Warehouse. The MU selected a sample of 50 of these cases and found that all 50 cases contained a copy of the NOHR attached in Siebel.

#### *Notices of Hazard Reduction – Exception (Manual) Cases*

For exception cases, the MU reviewed a sample of 40 work orders from a list of 487 exception work orders. The MU found that 33 of 40 (83%) work orders sampled had the respective NOHR uploaded in Maximo. Further, 27 of 40 (68%) work orders contained the respective email to the development with the NOHR attached. According to LHC, the 7 work orders missing both a NOHR and email uploaded to Maximo occurred because there was a staff transition happening during this period, and these work orders were missed by LHC. Additionally, the 6 work orders with a NOHR attached in Maximo that were missing an email to the development were reviewed and LHC provided this evidence to Compliance. Finally, the MU found that 20 of 40 work orders sampled were sent to the development within the required 15 calendar day deadline, which is a 50% compliance rate. According to LHC, the 7 work orders with both a NOHR and email attached in Maximo sent outside of the required 15-day period occurred because there was excess work and short staffing.

**Paragraph 15(h): Containing or causing to be contained any work area to which lead safe work practices will apply by isolating the work area and waste generated so that no dust or debris leaves the work area in accordance with 24 CFR § 35.1345 and 40 CFR § 745.85(a).**

The Compliance Department does *not* recommend certifying to this requirement until NYCHA strengthens policies on vendor record-keeping and monitoring. EHS field monitoring for NYCHA employees demonstrated compliance as discussed in Attachment A. The results of the file review are discussed in the description of compliance with paragraph 15(e), which identifies the work orders where the RRP checklist was completed.

**Paragraph 15(i): Containing, collecting, and transporting waste from the renovation in accordance with 40 CFR § 745.85(a)(4).**

Overall, the Compliance Department does *not* recommend certifying to this requirement until NYCHA strengthens policies on vendor record-keeping and monitoring. EHS field monitoring results were 100% compliant but did not include vendors in its observations. File review results are captured in 15(e) and Attachment G.

**Paragraph 15(j): Performing cleanup of any work area to which lead safe work practices apply until no debris or residue remains in accordance with 24 CFR § 35.1345, 35.1335 and 40 CFR § 745.85(a) and (b) and conducting and passing a clearance examination in accordance with 24 CFR § 35.1340 (including any follow-up as required by that section’s subsection (e) after clearance failure(s)), as provided by 40 CFR § 745.85(c).**

NYCHA does *not* recommend certifying to compliance with this paragraph. A review of the Maximo data still shows that NYCHA needs to improve the timing of initial clearance examinations and the performance of re-clearance examinations. EHS field observations found compliance; see Attachment A. A detailed discussion of the issues in file review is below.

- **File Review for 15(j):**

**Timing of Initial Clearance Examinations:** During the Covered Period, NYCHA completed 3,672 of 3,837 (95.7%) clearance examinations (dust wipes). NYCHA completed 2,877 of 3,672 (78.3%) of these clearance examinations within 24 hours of the last labor transaction on the corrective maintenance (“CM”) work order. NYCHA completed 3,127 of 3,672 (85.2%) of these clearance examinations within 48 hours of the last labor transaction on the CM work order. The percent of clearance examinations performed during the Covered Period represents an improvement from the last reporting period, while the percent of clearance examinations performed within 24 and 48 hours declined from the last reporting period. See Attachment G.

**Passed/Failed/Pending/Unperformed Statuses at the End of the Six-Month Reporting Cycle:** In addition to evaluating the timing of initial clearance examinations, Compliance examines the trends exhibited each month for the number of dust wipe batches that (i) have passed; (ii) have passed after the initial dust wipe failed; (iii) remain in fail status; (iv) have failed based on a visual clearance; and (v) have results pending at the laboratory. The Compliance Department conducted a review of the status as of June 12, 2025 for all clearance examinations from December 1, 2024 to May 31, 2025 as shown in the table below.

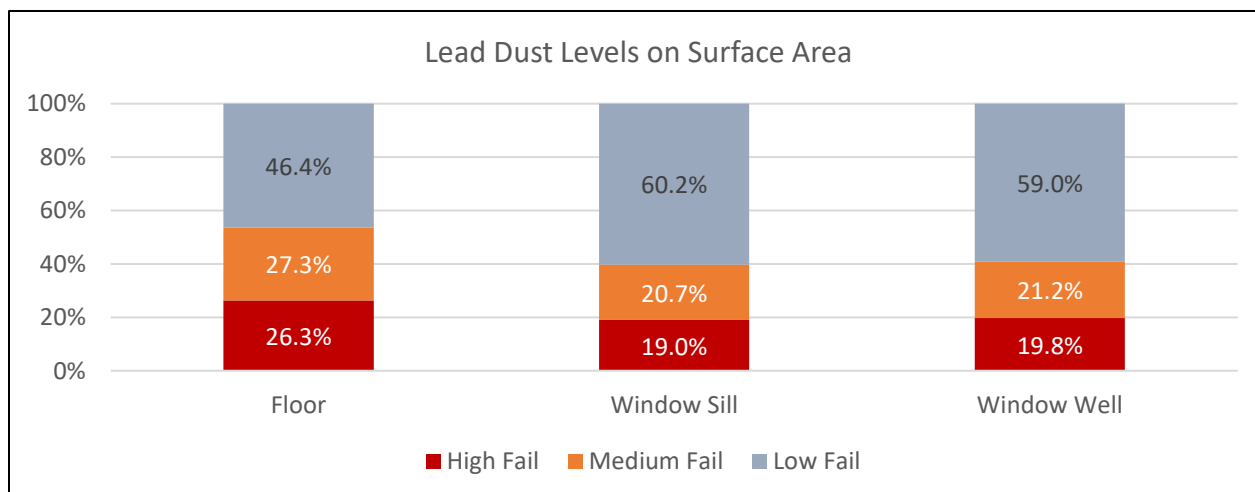
	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	TOTAL
<b>CAPTURED SAMPLE</b>	1	0	3	1	4	5	14
<b>FAILED DUST WIPE</b>	11	23	16	37	41	74	202
<b>FAILED VISUAL PAINT</b>	23	24	24	22	36	33	162
<b>NEEDS DUST WIPE INSPECTION</b>	17	11	21	19	28	18	114
<b>PASSED</b>	495	603	610	649	528	460	3,345
<b>REOPEN</b>	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>547</b>	<b>661</b>	<b>674</b>	<b>728</b>	<b>637</b>	<b>590</b>	<b>3,837</b>

There are still some compliance shortfalls that NYCHA needs to address, as 12.8% of dust wipe clearance examinations are not in passed status.

The number that are in fail status at the end of the reporting period is 5.3%, compared to 1.9% in the prior reporting period. Some of these failed samples are several months old. This shows that NYCHA still has work to do in improving the re-cleaning and re-clearance process. While LHC did build dashboards and trackers to monitor development responsiveness on re-cleaning needs, some lead clearance projects still remain in fail status for months.

#### Lead Dust Levels of Individual Failed Samples by Surface Area

Compliance also evaluates the levels of failed dust wipe samples to distinguish between minor exceedances and more significant exceedances. The chart below shows the lead levels of individual failed samples within pre-defined ranges, broken down by a range of low, medium, or high fail categories from December 1, 2024 to May 31, 2025. This analysis matches New York City's revised lead dust standards from June 2021. In addition, regardless of the category, any failed sample requires re-cleaning and re-clearance.





The (i) Low Fail samples for window sills that fall between 40-100 µg/ft<sup>2</sup> (accounting for 60.2% of the failed window sill samples), (ii) Low Fail samples for floors that fall between 5-10 µg/ft<sup>2</sup> (accounting for 46.4% of the failed floor samples), and (iii) Low and Medium Fail samples for window wells that fall between 100-400µg/ft<sup>2</sup> (accounting for 80.2% of the failed window well samples) would all be below the current EPA standards.

The percentage of high fail dust wipes for flooring decreased from 29.2% in the January 2025 HUD Certification report to 26.3% in this Certification report. For window sills, the percentage of high fail dust wipes increased, shifting from 14.0% in the January 2025 HUD Certification report to 19.0% in this Certification report. For window wells, the percentage of high fail dust wipes decreased from 20.5% in the January 2025 HUD certification report to 19.8% in this Certification report.

## VII. Assessment of Compliance with Paragraphs 8, 9, and 14 for the Covered Period at Converted RAD/PACT sites

To assess compliance at Rental Assistance Demonstration (“RAD”)/Permanent Affordability Commitment Together (“PACT”) sites with Paragraphs 8, 9, and 14, NYCHA employs various tools, including file review and field visits, described in the following sections.

### **Overall Compliance Assessment for Paragraph 8:**

Under Paragraph 8, NYCHA was required to complete abatement of all lead-based paint at Harlem River Houses and Williamsburg Houses by January 31, 2024. Both sites were converted to the PACT Program and the abatement performed under that program by developer partners. As of May 31, 2025, REDD is reporting that the PACT Partner for Harlem River has abated 691 of 692 units (99.9%), with 1 unit pending due to tenant non-cooperation; legal action is underway. Harlem River has also completed abatement of the interior and exterior common areas. STV field monitoring found only minor clearance deficiencies at Harlem River, all of which have been addressed. REDD is also reporting that the PACT Partner for Williamsburg has completed 100% of unit and interior common area abatement. Both PACT Partners remain in compliance with Paragraph 14-abatement requirements.

During this reporting period, NYCHA identified that the lead abatement plan for Williamsburg did not require abatement for exterior common areas, permitting instead for interim controls which is a temporary measure to correct any lead-based paint hazards on the positive exterior common area components. While this approach would still require that the lead-based paint be maintained as intact, it would require ongoing maintenance of any remaining lead-based paint on these exterior common area components. NYCHA reported this issue to the Federal Monitor, and it was included the Monitor’s July 2025 Report. Because Paragraph 8 requires abatement of “all lead-based paint,” NYCHA is working with the PACT partner to retest the exterior common areas at the 0.5 mg/cm<sup>2</sup> level, originally tested at 1.0 mg/cm<sup>2</sup>, and to finalize a schedule to complete the abatement of the exterior common areas.

### **Regulatory Requirements for Paragraph 8 at Harlem River and Williamsburg:**

At Harlem River, abatement activities began on March 7, 2022. As of May 31, 2025, abatement and clearance have been completed for all units, interior common areas, and exterior common areas, with the exception of 1 unit. The resident of that unit has been uncooperative, and legal proceedings have

been initiated to gain access and complete the abatement. This reflects progress beyond the previous reporting period, with 691 of 692 total units (99.9%) abated as of May 31, 2025.

At Williamsburg Houses, abatement began on February 18, 2022. The development consists of 1,622 units. 1 unit at Williamsburg Houses is a combined unit, so other PACT reporting may show there to be 1,621 units. However, for abatement purposes, the PACT Partner's Smartsheet tracks the combined unit as 2 separate units. The Compliance Department did not review abatements at Williamsburg Houses during the Covered Period because as of December 31, 2024, Williamsburg reported that 1,602 units (100% of the total units requiring abatement) were abated and cleared<sup>6</sup> as well as all interior common areas<sup>7</sup>. As noted above, REDD is working with the PACT Partner at Williamsburg on completing the abatement of the exterior common areas.

### **IT Controls for Paragraph 8 and other RAD/PACT sites:**

Since PACT Partners do not use one system to collect documentation and information on each abatement project, NYCHA's Compliance Department and REDD established a uniform reporting system using Smartsheet. This reporting system is used to track compliance with Paragraph 8 at the EADs and with Paragraph 15, Section III for RAD/PACT. The EAD sites and other PACT Partners must upload information on a unit-by-unit basis into individual rows and attach documents to each row so that NYCHA can track the developers' progress towards project completion.

Some PACT partners have improved their performance by routinely updating and uploading records in the Smartsheet, but the lack of an automated reporting structure has proven to be difficult as the number of units converted increases. Additionally, the Smartsheet presents challenges in uniformity for tracking interior and exterior common area abatement because the scope of common area abatement and the approach can vary greatly across PACTs.

### **File Review for Paragraph 8 and Paragraph 14:**

The Compliance Department conducted a review of the abatement documents for a random sample of units that were marked as having been abated and cleared during the Covered Period. NYCHA reviewed documentation for 50 abated and cleared units across 8 sites based on the total number of units that had been abated at a site.<sup>8</sup> The Compliance Department shared the deficiencies from their review with REDD, which followed up with each PACT Partner to communicate the errors identified to ensure correction and proper documentation going forward. The details of the document review are set forth in Attachment K.

At Harlem River, NYCHA reviewed the supporting documents for four units that had been abated and cleared. NYCHA Compliance noted the following:

- All 4 of the reviewed files were found in compliance.

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<sup>6</sup> As of December 31, 2024, 20 units were reported to test negative for lead-based paint.

<sup>7</sup> The last clearance date for the interior stairhalls was 12/10/2024

<sup>8</sup> Compliance reviewed files at the following sites: Harlem River ("HRV") (4 units reviewed), Audubon, Bethune, and Marshall Plaza ("ABM") (2 units reviewed), Boulevard Houses ("BLV") (2 units reviewed), Edenwald ("EDW") (16 units reviewed), Manhattanville ("MVL") (19 units reviewed), Reid-Park Rock Consolidated ("RPR") (2 units reviewed), Sack Wern ("SWN") (2 units reviewed), and West Brighton I, II ("WES") (3 units were reviewed).

- NYCHA is not tracking the obligation to provide Lead Disclosure Summaries as part of this file review.

Documents were evaluated for compliance with regulatory requirements listed under Paragraph 14 including the presence of:

#### Summary of PACT Abatement Compliance at Harlem River and Other PACT Properties

Indicator	Evidence of Compliance (in Maximo or Smartsheet)	HRV	ABM	BLV	EDW	MVL	RPR	SWN	WES
<b>Certified Supervisor Assigned - 14(a)</b>	Certified lead abatement supervisor assigned to abatement with current certification on file	100%	100%	100%	100%	100%	100%	100%	33%
<b>Lead Abatement Worker ("LAW") Certificates - 14(a)</b>	Certifications on file for each lead abatement worker assigned to abatement	100%	100%	100%	100%	100%	100%	100%	33%
<b>Environmental Protection Agency ("EPA") Notification - 14(b)</b>	EPA was notified of abatement	100%	100%	100%	100%	100%	100%	0%	0%
<b>Meets Five-Day EPA Requirement - 14(b)</b>	EPA must be notified 5 full business days prior to the start of abatement	100%	100%	100%	94%	58%	0%	0%	0%
<b>Occupant Protection Plan -14(c)</b>	Completion of the Occupant Protection Plan	100%	100%	100%	100%	100%	100%	0%	100%

Indicator	Evidence of Compliance (in Maximo or Smartsheet)	HRV	ABM	BLV	EDW	MVL	RPR	SWN	WES
<b>Dust Wipe Methodologies -14(d)</b>	Specified methods of collection and lab analysis of dust wipes	100%	50%	50%	100%	100%	100%	50%	100%
<b>Chain of Custody - 14(e)</b>	Chain of Custody completed for final passing dust wipe results	100%	50%	100%	100%	100%	100%	50%	100%
<b>Final Visual Clearance Form - 14(e)</b>	Visual Clearance form completed for final passing dust wipe results	100%	100%	100%	100%	100%	100%	100%	100%
<b>Passing Dust Wipe Results - 14(e)</b>	Final passing dust wipe results	100%	50%	100%	100%	100%	100%	50%	100%
<b>DW Vendor Certifications - 14(e)</b>	ELLAP and NLLAP Certifications	100%	100%	100%	100%	100%	100%	100%	100%
<b>Abatement Report - 14(f)</b>	Completion of Abatement Report	100%	50%	100%	100%	100%	100%	100%	100%
<b>Notice of Hazard Reduction - 14(g)</b>	Notice produced for each abated occupied unit and common area <sup>9</sup>	N/A	0%	0%	N/A	100%	100%	N/A	N/A

<sup>9</sup> Cases for vacant units are not required to have a NOHR. They are reported as “N/A” in the table. Find Attachment I for a further breakdown.

### **Field Monitoring for Paragraph 8:**

NYCHA continued using STV Inc. as a third-party environmental monitoring firm to oversee compliance with lead abatement and clearance requirements at PACT sites.

STV did not conduct field observations at Williamsburg Houses during this reporting period, since the abatement of units and interior common areas was completed in a prior reporting period.

At Harlem River Houses, STV conducted 4 abatement observations and 12 clearance observations during the reporting period. All abatement observations were found to be fully compliant, with no deficiencies identified in administrative or engineering control categories.

Within the clearance control tasks, a total of 4 deficiencies were observed under “Correct Sampling Collection Technique – Floors.” Of these, 2 occurred during the first 2 weeks of December 2024 and were reported in the previous certification period. The remaining 2 deficiencies were from cases performed in January 2025 and are newly documented in this reporting cycle. All findings were shared with REDD, and corrective actions were taken to reinforce proper sampling techniques.

A complete list of STV’s field monitoring observation results is included in Attachment J.

### **Other Converted RAD/PACT Developments:**

During this reporting period, REDD reported to the Compliance Department 2 lead-based paint-related issues at RAD/PACT developments, one at Linden and one at Manhattanville. Both matters are still under active review. Compliance is coordinating closely with the REDD, PACT Partners, and contractors to clarify all relevant details and to ensure corrective actions are aligned with regulatory standards.

#### **Linden**

At Linden, 27 apartments underwent bathroom renovations in 2022, during which chair rails—previously identified as positive for lead-based paint—were removed. This work was not conducted or documented as formal lead abatement. There was no EPA notification, no indication that certified abatement workers or supervisors were present, and the removals were not recorded in the official project abatement tracking documentation. The PACT Partner has since indicated that the work may have been performed by a subcontractor, as part of broader bathroom renovation activities, and for 26 of the units the chair rail was the only positive component in the units.

Although the renovations occurred in 2022, this compliance issue was identified during the current reporting period as part of a broader document review and reconciliation process led by REDD. It has been determined that the work did not meet applicable RRP program requirements, including not performing clearance after the renovation. However, the full extent of the non-compliance is still being evaluated. NYCHA has requested RRP firm certifications for all contractors involved and renovator worker credentials to clarify which specific requirements were not followed and to assess the scope of the deficiency.

To date, 19 of the 27 affected units have received lead dust risk assessments, all of which showed no detectable dust hazards. While this is a positive health outcome, the absence of formal abatement procedures and supporting documentation prevents NYCHA from classifying the units as either “abated” or “negative” under Local Law 1. As such, they are currently ineligible for exemption from HPD's lead requirements.

NYCHA is requiring that the PACT Partner conduct new lead-based paint inspections in each unit to confirm the unit is free of lead-based paint and establish a record that would allow the unit to be eligible to apply for exemption with HPD. NYCHA is also requiring that the PACT Partner complete lead dust risk assessments in the remaining 8 units where this has not yet been performed.

It has also been confirmed that 3 of the 27 units housed CU6 at the time of renovation in 2022. REDD and the PACT Partner are currently working to verify the 2025 CU6 status for all affected units, as accurate identification of CU6 residency is critical to evaluating both compliance obligations and public health risk under applicable federal and local lead regulations.

### **Manhattanville**

At Manhattanville, a separate issue was identified involving a mismatch between the inspection and abatement records. Specifically, a component that was not identified as positive for lead-based paint was abated and documented as such, while the actual positive component was left unaddressed. Although the error was reflected in the official abatement documentation, it raises a concern about the reliability of implementation and recordkeeping at the site. The PACT Partner has reported implementing additional field quality control measures to ensure the correct component is abated and NYCHA will monitor for the implementation of this during field inspections.

## **VIII. Conclusions and Next Steps**

The Compliance Department continuously monitors NYCHA’s lead practices. The next Lead Certification Report is scheduled for publication in January 2026. NYCHA and Compliance will track the following areas to improve:

- 14(e): Presence of dust wipe vendor certifications in abatement work orders for moveout units.
- 14(g): Presence of Lead Disclosure Summaries in abatement work orders for occupied EBLL units.
- 14(g): Maintenance of property management offices’ lead disclosure files.
- 14(g): Maintenance of lead documents within tenant folders.
- 15(a): Accuracy of RRP workers’ response to the Maximo prompt, “Are you Performing RRP?” and RRP checklists.
- 15(b, f, h, i, j): IT controls on vendor recordkeeping and document distribution to allow for proper tracking of vendor RRP procedure compliance.
- 15(d): Management of RRP supplies in storerooms.
- 15(g): Distribution and timing of distribution of NOHRs and NOEs.
- 15(j): Timing of initial clearance examinations and performance of re-clearance examinations.
- 15(j): Worksite protections after cleaning but pending final clearance results.
- Monitor the completion of exterior common area abatement at Williamsburg.