Lead Compliance Assurance Report Field Oversight

June 15, 2021 - December 15, 2021

Executive Summary

As required by the HUD Agreement, the Environmental Health and Safety Department's ("EHS") Lead Oversight Team ("LOT") performs compliance assurance inspections of NYCHA personnel and vendors conducting Renovation, Repair, and Painting ("RRP") jobs, Lead Abatement, and Dust Wipe Clearance activities to ensure they are in compliance with HUD's Lead Safe Housing Rule, EPA's RRP Rule, and NYCHA's Lead Safe Housing Standard Procedure.

When non-compliance is observed, the LOT follows the EHS *Corrective Action and Escalation Protocols*. Guidance is provided to workers when required, and the LOT ensures immediate corrective actions are implemented, i.e. stopping non-compliant activities, notifying supervisors, and making the necessary adjustments to bring the activity into compliance. Additionally, some deficiencies/violations are escalated to the Compliance Department for further action. During this reporting period EHS identified 15 observations requiring escalation to the Compliance Department. Twelve of these escalations related to missing lead-disclosure documents in the Property Management offices. The escalation reports are attached.

LOT Key Updates and Highlights

Vendor RRP Oversight

During the reporting period LOT only observed one RRP job that was performed by a vendor. LOT continues to have difficulties with identifying RRP vendor jobs through Maximo as the scheduling information is not accurate or the work orders may not be created in Maximo in advance of the work. LOT also attempts to locate vendor RRP jobs by reviewing the contractor log at the developments. However, it is found most times that vendors fail to sign the Contractor Log Book, making it difficult to find where they are working. LOT will continue to focus on identifying these jobs.

Visual Assessments

During the reporting period, LOT resumed Visual Assessment (VA) QA oversight with the start of the second phase of VA. LOT had previously performed VA QA during the first phase, which was completed on June 30, 2021. To arrive at a qualitative assessment, the results of the Lead Hazard Control ("LHC") VA Inspection and LOT VA QA Inspection (which consist of five areas that are weighted differently) are compared to generate a quantitative score based on how well the results match. The assessments that score below the established threshold are reviewed and if applicable, provided to LHC for appropriate follow-up with the LHC inspector.

RRP Clearance Examinations

LOT significantly increased the number of RRP clearance examinations observed during this reporting period in comparison to the previous 6-month reporting period by 143 Page | 1

inspections. This increase was a direct result of the targeted effort by LOT to ensure NYCHA's compliance with DOHMH's modification of the application of certain Health Code provisions.

Compliance Assurance Vendors

The compliance assurance contracts are in the process of being amended to create separate line items for storeroom and LDD inspections and RRP work observation. This will allow greater flexibility in assigning work and increased coverage of storeroom and LDD inspections.

EH&S Lead Oversight Activity Summary June 15, 2021 – December 15, 2021

Field Oversight Activity	# of Observations Conducted	Avg. Monthly Compliance Rate	# of Observations Escalated
Storeroom Inspection	201	96.22%	0
Management Office Lead Disclosure Review	195	77.32%	12
RRP ¹	557	100%	0
Lead Abatement	336	99.93%	2
Post-RRP Clearance	175	99.38%	2
Post-Lead Abatement Clearance	188	100%	0

Inspection	# Observations	# Requiring LHC Review/Re-assessment
Visual Assessment (VA)	132	8

A. RRP Storeroom & Lead Disclosure Compliance

Task/Area Assessed	June – December 2021
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¹ Specialist incorrectly documented "T1-Q2. Did You See RRP Related Work" in two (2) non-RRP jobs. If the data were corrected in Maximo the correct observation would have been 557.

	# Inspections Completed	#Failed Inspections	Compliance Rate
Storeroom Inspections	201	11	94.53%
Property Management Lead Disclosure Files	195	43	77.95%

Missing Supplies

Missing Supply	# Occurrences
Utility Knife	5
6 mil polyethylene sheeting	4
Face masks	3
Supply Kit	3

Note:

- LOT inspected 201 Storerooms, (108 unique storerooms) reporting a 94.53% compliance rate. Of the 108 inspections, 10 storerooms failed due to the missing supplies. Of the 10, 9 were re-inspected during the reporting period and passed the subsequent re-inspection. The remaining storeroom will be re-inspected during the next reporting period and the results will be reported in the next report.
- Of the 195 inspections conducted for the required Lead Disclosure Files, 43 failed, reporting a 77.95% compliance rate. The Neighborhood Administrators and Property Management staff were notified and provided with guidance regarding NYCHA's Lead Disclosure recordkeeping requirements. Of the 43 failed inspections, twelve (12) were identified for escalation to the Compliance Department due to a failed reinspection. See Appendix A C: Lead Disclosure Escalation reports and Memo.

B. Renovation, Repair and Painting ("RRP") Compliance

Task/Area Assessed	June - December 2021				
Tusk/Trea Tissessed	# Observations	Deficiencies	Compliance Rate		
NYCHA Form 060.632, The Lead-safe Certified Guide to Renovate Right ²	557	0	100%		
NYCHA Personnel ³ Certifications	847	0	100%		
Signage ⁴	556	0	100%		
Worksite Preparation ⁵	363	0	100%		
Work Activities	418	0	100%		
Cleanup Activities	110	0	100%		
Cleanup Verification	116	0	100%		

C. Lead Abatement Compliance

Task/Area Assessed	June – December 2021				
Task/ATea Assessed	# Observations	Deficiencies	Compliance Rate		
Occupant Protection Plan	336	1	99.70%		
Signage	336	1	99.70%		
EPA Notice of Commencement	336	0	100%		
Lead Abatement Supervisor	336	0	100%		
T 1/A A 1	June – December 2021				
Task/Area Assessed	# Observations	Deficiencies	Compliance Rate		
Work Area Preparation & Containment	199	0	100%		
Work Activities	225	0	100%		
Cleanup Activity	152	0	100%		

² Specialist incorrectly documented "NYCHA Form 060.632, The Lead-safe Certified Guide to Renovate Right" in five (5) non-RRP jobs. If the data were corrected in Maximo, the correct observation would have been 557.

³ Specialist incorrectly documented NYCHA employees in four (4) jobs, of which two (2) were documented in non RRP jobs. If the data were corrected in Maximo the correct observation would have been 847.

⁴ Specialist incorrectly documented signage in two (2) non-RRP jobs. If the data were corrected in Maximo the correct observation would have been 556.

⁵ Specialist incorrectly documented "T2-Q1. Did you see Worksite Preparation phase?" as yes in one (1) non-RRP job. If the data were corrected in Maximo the correct observation would have been 363.

D. Clearance Examinations Compliance Assurance

	June - December 2021		
Tasks/Areas Assessed	# Observations Deficiencies		Compliance Rate
Timing between cleanup completion and clearance examination ⁶	363	0	100%
NYCHA Personnel Certifications ⁷	168	0	100%
Vendor Personnel Certifications ⁸	195	0	100%
Visual Inspection	363	2	99.45%
Sample Collections	362	0	100%

NYCHA Certified Personnel

Type of Certified Personnel	Post RRP	Post Abatement
Dust Wipe Technician	146	0
Certified Risk Assessor	1	3
Lead based Paint Inspector	0	18

Vendor Certified Personnel

Type of Certified Personnel	Post RRP	Post Abatement
Dust Wipe Technician ⁹	20	0
Certified Risk Assessor ¹⁰	2	136
Lead based Paint Inspector	6	31

⁶ Specialist incorrectly documented the "Timing between cleanup completion and clearance examination" phase in one (1) job. If the data were corrected in Maximo the correct observation would have been 363.

Page | 5

⁷ Specialist incorrectly captured the Vendor as NYCHA employee in eight (8) jobs. If the data were corrected in Maximo the correct observation would have been 168.

⁸ Specialist incorrectly captured the Vendor in nine (9) jobs. If the data were corrected in Maximo the correct observation would have been 195.

⁹ Specialist incorrectly captured the Dust Wipe Technician in two Post Abatement jobs. If the data were corrected in Maximo the correct observation would have been 0.

¹⁰ Specialist incorrectly captured the Certified Risk Assessor as Dust Sampling Technicians in two in Post RRP jobs. If the data were corrected in Maximo the correct observation would have been 2 and Specialist incorrectly documented vendor as NYCHA in 8 Post Abatement jobs. If the data were corrected in Maximo the correct observation would have been 136.

E. Visual Assessment (VA)

Inspection	# Observations	# Requiring LHC Review/Re-assessment
Visual Assessment (VA)	132	8

Note:

• The eight (8) jobs were submitted to LHC for further review to determine if a reassessment is required.

Exhibit A: LOT Escalation Report (June 2021 – December 2021)



	EHU	OVERSIGHT ESCALAT	ION RE	PORT	
1. VENDOR or NYCHA PERSONNEL?	(If Vend	DOR/NAME(S) OF NYCHA PERSONNEL for also Indicate company name)	3. TYPE O		4. EHS INSPECTION WO# 82380342
NYCHA	М	ONA SUMPTER 18924	PROPERTY MANAGER		5. CM WO#
6. ADMINSTERING DEPARTMENT BROOKLYN PROPERTY MANAGEMENT DEPARTMENT 9. DEFICIENCY: [9] MAJOR	OOKLYN PROPERTY INGERSOLL 102 MONUMENT WALK BROOKLYN, NY 11201			NUMENT WALK	
and a re-inspection lead of Monument Walk, Brooklyn Inspection on 5/14/2021. It who stated that she does Sumpter directed LOTS to superintendent Williams D	NY 1 LOTS not had the roavis I	arrived to the development to ture documentation in the man 11201. The Development first met with the assistant proper ave the development lead disc naintenance area and sugges NYCHA ID #9791, who stated es not know where the develop	nagement failed the ty manage closure do ted to inq that the o	coffice insplication Lead Discourse Mona Socumentation in the development of the developm	pection at 102 closure Document sumpter (718-6247316 ion at this time. Ms. assistant ent superintendent is o
implemented, did you remain onsi LOTS immediately notified at this time and waiting for Document inspection on 5	te to se d LOT r furth 5/14/2	wed the deficiency, was this reported to e completion?) A about not able to review the er instructions. The Developm 021. The LOTA sent an email dance on how to obtain the market of the complete of the comp	e development first for the Ne	ment lead ailed the L	disclosure documents



12. PHOTOS:			
13. EHS PERSONNEL/EHS VENDOR			
NAME:		DATE & TIME OF OBSERVA	TION:
	to torneral rests and being	DESCRIPTION OF THE PROPERTY OF	
John Ospina Character (Spine Character)	natrúcio Depraigny Parysigos. 1897	07/02/2021	
14. ADDITIONAL INFORMATION (provide any oth	er information that m	ay be of Importance)	
No Proporty Manager at this time			
No Property Manager at this time.			

Exhibit B: LOT Escalation Memo (June – December 2021)



Environmental Health & Safety Department

To: Daniel Greene, Chief Compliance Officer

From: Patrick O'Hagan, Environmental Health & Safety Officer

Date: November 19, 2021

Re: Lead Disclosure Document Re-Inspection Failures (Sept & Oct 2021)

The EH&S Lead Oversight Team (LOT) reviewed the Lead Disclosure Documents at various developments in September and October 2021. If a development was missing some or all of the required documents, the development was re-inspected after approximately 10 business days. During the review, LOT confirms that hardcopies of the following documents are present in a development's Lead Disclosure folders:

- NYCHA Form 060.275D, Lead-Based Paint Development Disclosure Summary
- NYCHA Form 060.275A, Lead-Based Paint Unit Disclosure Summary
- NYCHA Form 060.275, Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards
- . EPA "Protect Your Family from Lead" Pamphlet

Table 1 below summarizes those developments that failed the first inspection and the results of re-inspections in September and October 2021. When developments fail the first inspection, LOTS provide copies of the LDD QRG and instructions on how to obtain assistance to retrieve the documents. Recently, LOT began issuing instructions for retrieving lead disclosure documents from Siebel. These instructions were provided to EHS by Healthy Homes. Please also note that Jackson/MAR was previously escalated to the Compliance Department for non-compliance with the LDD requirements in April 2021.

Table 1. Summary of Developments Requiring Re-Inspection

Development	First Inspection Date	Re-Inspection Date	Passed Re- Inspection
Millbrook	8/12/2021	9/14/2021	Yes
Douglass 1	8/13/2021	9/21/2021	No
Tompkins	8/18/2021	9/14/2021	Yes
Bushwick ¹	9/20/2021	10/13/2021	No
Berry	9/21/2021	10/14/2021	No
Fort Independence	9/21/2021	10/18/2021	Yes
West Brighton	9/21/2021	10/14/2021	No
Richmond Terrace	9/21/2021	10/14/2021	Yes
Beach 41# Street/Ocean Bay Apartments	9/23/2021	10/20/2021	No
Jackson/Morrisania Air Rights	10/7/2021	10/28/2021	No

Notes:

¹Included in Bushwick Onsite Monitoring Report.

Exhibit C: LOT Escalation Memo (June – December 2021)



Environmental Health & Safety Department

To: Dan Greene, Chief Compliance Officer

From: Patrick O'Hagan, VP, Environmental Health and Safety Officer

Date: January 10, 2022

Re: Lead Disclosure Document Re-Inspection Failures (Nov & Dec 2021)

The EH&S Lead Oversight Team (LOT) reviewed the Lead Disclosure Documents at various developments in

November and December 2021. If a development was missing some or all of the required documents, the development was re-inspected after approximately 10 business days. During the review, LOT confirms that hardcopies of the following documents are present in a development's Lead Disclosure folders:

NYCHA Form 060.275D, Lead-Based Paint Development Disclosure Summary

NYCHA Form 060.275A, Lead-Based Paint Unit Disclosure Summary

 NYCHA Form 060.275, Disclosure of Information on Lead-Based Paint and/or Lead Based Paint Hazards

. EPA "Protect Your Family from Lead" Pamphlet

Table 1 below summarizes those developments that failed the first inspection and the results of re-inspections in November and December 2021. When developments fail the first inspection, LOTS provide copies of the LDD QRG and instructions on how to obtain assistance to retrieve the documents. Recently, LOT began issuing instructions for retrieving lead disclosure documents from Siebel. These instructions were provided to EHS by Healthy Homes.

Table 1. Summary of Developments Requiring Re-Inspection

Development	First Inspection Date	Re-Inspection Date	Passed Re- Inspection
Borinquen Plaza	10/13/2021	11/4/2021	No
Rutgers	11/8/2021	12/8/2021	No
Gompers	11/18/2021	12/8/2021	No
King Towers	11/8/2021	12/8/2021	No
Drew Hamilton	11/8/2021	12/8/2021	No

Exhibit D: LOT Escalation Report (June – December 2021)



12. PHOTOS:		
EHS PERSONNEL/EHS VENDOR		
AME:	9/3/21	ATION:
. ADDITIONAL INFORMATION (provide any oth		

Exhibit E: LOT Escalation Report (June – December 2021)



	EHU	OVERSIGHT ESCALATI	ON RE	PORT	
1. VENDOR OF NYCHA PERSONNEL? NYCHA PERSONNEL	(If Vend	DOR/NAME(S) OF NYCHA PERSONNEL for also indicate company name) DB NEAL	3. TYPE (LEAD ABATE INSPE(MENT	4. EHS INSPECTION WO# 84339038 5. CM WO# 84224001
6. ADMINSTERING DEPARTMENT		7. DEVELOPMENT:		8. OBSERVA	ATION ADDRESS
LEAD HAZARD CONTRO	DL	MANHATTANVILLE			OADWAY UNIT 13F
DEFICIENCY: MAJOR MAJOR	8 ■ M	ÍNOR		•	
ON 10/13/2021, A LEAD (UNIT 13F IN THE MANH/ POSTED IN THE BUILDII OCCUPANCY STATUS (ATTAI NG LO DF UN ARD V	PLIANCE INSPECTION WAS (NVILLE DEVELOPMENT. THE DBBY AND ENTRANCE TO TH IIT WHICH WAS VACANT AT VARNING SIGN WAS ALSO F CE OF POISON.	OCCUF HE APAF TIME OF	PANT PRO RTMENT [F ABATEN	OTECTION PLAN DID NOT MATCH THE MENT. THE
11. CORRECTIVE ACTION TAKEN: (Describe what was done after you implemented, did you remain onsi		wed the deficiency, was this reported to to e completion?)	he job supe	rvisor, were t	he corrective actions
THE DEFICIENCIES WEI OBTAIN THE PROPER V THE OCCUPANT PROTE	RE RE VARN ECTIO	EPORTED TO SUPERVISOR ING SIGNS FOR BOTH THE LING PLAN WAS NOT AMENDER RMED BY THE LEAD COMPL	OBBY A	ND THE	WORK AREA UNIT. DURING THE TIME



12. PHOTOS:		
13. EHS PERSONNEL/EHS VENDOR		
MITH JENNIFER JEAN		
NAME:	DATE & TIME OF OBSERVA	ATION:
-	10/12/202	1 11:30 AM
	10/13/202	I II.30 AIVI
14. ADDITIONAL INFORMATION (provide any oth	er information that may be of importance)	

Exhibit F: LOT Escalation Report (June – December 2021)



	EHL	OVERSIGHT ESCALATI	ON RE	PORT	
1. VENDOR or NYCHA PERSONNEL? VENDOR	(if Ven	IDOR/NAME(S) OF NYCHA PERSONNEL dor also indicate company name)	3. TYPE O	JSTWIPE	
	OLIVI				5. CM WO# 83877236
6. ADMINSTERING DEPARTMENT		7. DEVELOPMENT:		8. OBSERVA	TION ADDRESS
LEAD HAZARD CONTRO		LINCOLN		2101 MA	DISON AVE 8G
DEFICIENCY: MAJOR M	R 🗆 M	IINOR			
Standard Procedure:		RRP clearance at the referenced location, there was a sessor determines the apartment did not pass the visu			
		C), Jennifer Mith (UNYSE), observed the following on			milieu dudiennen duper Haur.
Inspection. The window had dirt and dust in adjacent and a blank used. Since he procee the visual inspection? (Area/unit must pass a	the well ar ded to tak a visual in:	nson Lead Inspector (LBP-I-1222842-1) Mr.Johnson sind sill. A total of 4 Samples were taken which consists e samples, LCAC observed the remainder of the inspection before samples can be collected) The LCAC determines the apartment did not pass the visual inspection.	ed of the windo ection and and proceeded to	w well, sill, and flowered "NO" to the answer follow up	oor near the window. There was no e question, Did the clearance area pass questions as "pass". This is incorrect.
11. CORRECTIVE ACTION TAKEN: (Describe what was done after yo implemented, did you remain ons		ved the deficiency, was this reported to the completion?)	ne job supe	rvisor, were th	ne corrective actions
not certain of correction a be contacted immediately LOTA spoke to the Lead I was informed that the cer failed to inform the certified Procedure. Area/unit mus	ction of for di Inspect tified i ed aba	o stated this was the first time so that was required. LCAC was in rectives. LCAC supervisor And ctor supervisor, Roger Garcia a inspector determined apartment attement supervisor as per NYC is a visual inspection before sand of this issue as it occurs freque	nstructed drew Mc it Genes it did not HA Lea nples car	going for lellan was is Dust Te pass the d Safe Ho	ward the LOTA must notified via email. sting Company and visual inspection and using Standard



12. PHOTOS:			
13. EHS PERSONNEL/EHS VENDOR			
MITH JENNIFER JEAN NAME:		DATE & THE OF ODDERUG	TO L
NAME:		DATE & TIME OF OBSERVA	
		OCTOBER 1	8 2021 3:00 PM
14. ADDITIONAL INFORMATION (provide any oth	ner information that m		
,		,	

Exhibit G: LOT Escalation Report (June – December 2021)



	EHU OVE	RSIGHT ESCALA	ATION RE	PORT	
1. VENDOR or NYCHA PERSONNEL? VENDOR	(if Vendor also ind Yoel Henriqu Lead Inspect Cert. #LII-21	tor -4499	Post RF Dustwip	RP De	4. EHS INSPECTION WO# 84507561 5. CM WO# 64806468
ADMINSTERING DEPARTMENT LEAD Hazard Control Deficiency: MAJOR	Albany	LOPMENT: Houses		193 Alba	ATION ADDRESS iny Avenue,1H I,NY 11213
10. INCIDENT DESCRIPTION: During an observation of dust wipe sampling for pos 24 CFR 35.1340 - CLEARANCE "If deteriorated paint or visible dust, debris or residu EHSS, Lead Oversight Team Specialist (LOTS), Ch Observed post RRP Dust wipe sampling performed Henriques stated that he failed the entire Ritchen act that he should not have proceeded to conduct clean sampling and also informed him that it's against NY The following section of NYCHA Standard Procedur If a dust wipe cannot be performed (e.g. because a LOTA was contacted and made aware of the situation	e are present in areas subju- buzor Nivobodo observed by Yoei Heniquez, Lead ins it area for visual inspection it area for visual inspection that Standard Procedure to contains the directive on a contains the directive on a contains the directive on a	ect to dust sampling, they must be elimina the following on 10/22/2021 at about 01:1 spector (LII-21-4499) a vendor dust wipe p it. He had already sampled window 31, with spection false. He stated that his office conduct clearance when work area falled what to do if an RRP job fails visual inspe- s wet paint, etc.), then "Falled Visual Pain	Spm: bersonnel from Genesis ndow well and was in t asked them to collect s it visual inspection. ction for clearance, SP	ation of clearance e s. Upon inquiry about the process of collect amples regardless. I 050:20:01, Lead Sar	If the result of his visual inspection, Mr. Yoel ting samples from the floor LOTS informed him LOTS asked Mr. Henriquez to stop further fe Housing Procedure, Section VIII.11.3(a)(ia):
11. CORRECTIVE ACTION TAKEN: (Describe what was done after yo implemented, did you remain ons			to the job supe	rvisor, were t	the corrective actions
LOTA was contacted and area/unit must pass a visi	he asked tha	t the dust wipe person			



13. EHS PERSONNEL/E		3		
Chibuzor Nwob	odo			
			DATE & TIME OF OBSERVA	ATION:
NAME:				
NAME:			OCTOBER 22	2, 2021@ 01:15 PM
14. ADDITIONAL INFOR	MATION (provide any oth	er information that m		2, 2021@ 01:15 PM
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nu -	MATION (provide any oth	er information that m		2, 2021@ 01:15 PM
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