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December 5, 2025

Hon. Loretta A. Preska
U.S. District Court, Southern District of New York
Daniel Patrick Moynihan United States Courthouse
500 Pearl Street, Room 2200
New York, NY 10007

Re: *Baez et al. v. New York City Housing Authority (NYCHA)*, No. 13-cv-8916 (LAP)

Dear Judge Preska:

We are co-counsel for Plaintiffs in the above-referenced matter and jointly submit this letter with counsel for Defendant to request the reappointment of Stout Risius Ross, LLC as Independent Data Analyst ("IDA"); Microecologies Inc. as Independent Mold Analyst ("IMA"), and Cesar de Castro as Ombudsperson (collectively, the "Independents"). The parties' Joint Letter stated that they would submit any application concerning the reappointment of the Independents no later than December 5, 2025. *See* ECF No. 494. The parties now jointly submit this letter motion respectfully moving the Court to enter an Order extending the appointments of the Independents through December 31, 2026 and including a provision that the parties may file any motions in support of the further reappointment of the Independents by December 5, 2026.

In support thereof, the parties state that the continued work of the Independents (along with the work of the Ombudsperson Call Center ("OCC")) is beneficial to NYCHA's ability to meet its obligations under the Revised Consent Decree so ordered by this Court. Over the last year, the Independents have worked diligently on several critical tasks, including but not limited to the following:

- The IDA has validated NYCHA's quarterly reporting obligations, along with ad-hoc reports requested by the City Council and congressional offices. The IDA is collaborating with NYCHA and the IMA to develop NYCHA's Leak Standard Procedure, necessary training and defined data elements for compliance reporting and will develop data visualization tools to enhance oversight and management. The IDA has supported NYCHA with program development and operational dashboards for the \$20 million, two-year Mold and Leak: Restore and Renew program, aimed at eliminating mold and leak work orders open for over 100 days at eight targeted properties in need. Additionally, the IDA continues to advance the Work Order Verification Program, which has already closed nearly 3,000 work orders by identifying aging issues or closing outdated work orders, helping to validate data and improve NYCHA's productivity. In addition to these efforts, the IDA continues to develop and enhance organizational data visualization tools, which are accessible to over 600 NYCHA employees. These tools have been instrumental in identifying potential data integrity concerns, improving scheduling and productivity, and flagging work orders that may require further review.
- The Ombudsperson has continued to lead the OCC, which assisted at least 3,000 residents with unresolved mold and leak issues across over 200 developments in 2025

alone, and has addressed more than 21,000 resident-reported cases since its launch in 2018. To raise awareness of the OCC, the Ombudsperson and OCC conducted targeted email and phone outreach, collaborated with legal service providers and community organizations, and participated in a City Council hearing and news press interviews. The OCC also launched an in-person resident ambassador program, conducting door-to-door canvassing to verify open work orders. OCC Ambassadors enhanced resident engagement by conducting brief in-unit surveys to verify work orders, capture photos of current conditions, confirm contact information, and document unreported concerns. They also provided residents with information on available resources and upcoming scheduling dates, distributing materials such as OCC flyers and Neighborhood Planner contact information.

- The IMA continues to assist with improvements and refinements to the Mold Standard Procedure. The IMA also has an instrumental role in developing NYCHA's Leak Standard Procedure. It additionally is engaging in various special projects related to targeted goals such as reducing mold recurrence, conducting root causes analyses, and creating workflows to address leaks from above throughout NYCHA's portfolio.

Accordingly, the Independents continue to have a significant impact in the effort to meet the obligations of NYCHA under the Revised Consent Decree.

This Court has already So-Ordered the filing on the public docket by the Special Master of semi-annual status reports on the work of the independents. *See* ECF No. 495. In addition to these semi-annual status reports, and in light of the expansion of PACT conversions and the need to monitor compliance across PACT-managed developments, the Plaintiffs further request that the Court direct the IDA (in conjunction with the OCC) to submit a status report specifically addressing PACT developments. This report will assess PACT-related progress toward substantial compliance with the Agreement Regarding Settlement of Section 8 Claims, particularly for projects where construction is completed, and the Review Period has lapsed. The report will identify systemic barriers within PACT Projects related to data quality and provide independent recommendations for improvements in data quality that PACT partners and NYCHA can reasonably implement to support ongoing compliance and oversight. It will further provide feedback on the rates of reported mold and leaks, root causes, recurrence rates, and distinctions between operational and structural deficiencies based on PACT IMA inspection results received throughout the review period. This status report will enable the parties and the Court to evaluate progress and challenges in PACT developments, which contain a growing percentage of NYCHA's housing stock and present distinct operational considerations.

Additionally, the parties request that the Independents' submit their expected 2027 budgets to the Special Master no later than July 31, 2026 or by a date determined by the Special Master so that NYCHA may review and better allocate funds for their payment. These budgets may not be changed without the prior written approval of the Special Master with notice provided to NYCHA.

Wherefore, the parties respectfully request that the Court order the extension of the Independents' appointments through December 31, 2026 with an opportunity to move for their further reappointment by December 4, 2026, and other such relief as this Court deems appropriate.

Respectfully submitted,

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The requests are GRANTED. The Independents' appointments are extended through December 31, 2026. The parties may move for further reappointment by December 4, 2026. The Independents shall submit their expected 2027 budgets to the Special Master no later than July 31, 2026, unless the Special Master determines otherwise.

The Clerk of the Court is directed to close Dkt. 529.

SO ORDERED.

Loretta A. Preska

Loretta A. Preska
United States District Judge

December 10, 2025
New York, New York