

## Burt, John

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**From:** Simmons, Zack <Zack.Simmons@Related.com>  
**Sent:** Friday, August 26, 2022 9:56 AM  
**To:** Hedrick, Keith; Burt, John  
**Subject:** FW: Branford Manor EPA Input  
**Attachments:** Branford Manor\_Investigation\_.pdf

Keith and John – I wanted to make sure you were kept in the loop, so please see below correspondence from Joe Crisafulli at HUD.

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**Zack Simmons**  
Senior Vice President  
Related Affordable

212.401.7658 Office  
646.901.4755 Mobile  
[zack.simmons@related.com](mailto:zack.simmons@related.com)



30 Hudson Yards  
New York, NY 10001

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**From:** Crisafulli, Joe <[joe.crisafulli@hud.gov](mailto:joe.crisafulli@hud.gov)>  
**Sent:** Thursday, August 25, 2022 1:12 PM  
**To:** Amity L. Arscott <[alarscott@embryneusner.com](mailto:alarscott@embryneusner.com)>; Purdue, William <[WPurdue@morrisonmahoney.com](mailto:WPurdue@morrisonmahoney.com)>  
**Cc:** Nichols, Carl <[Carl.Nichols@hud.gov](mailto:Carl.Nichols@hud.gov)>; Macleod-Richardson, Deidra A <[Deidra.A.Macleod-Richardson@hud.gov](mailto:Deidra.A.Macleod-Richardson@hud.gov)>; Harnett, Hillary H <[Hillary.H.Harnett@hud.gov](mailto:Hillary.H.Harnett@hud.gov)>; Levin, Eric D <[Eric.D.Levin@hud.gov](mailto:Eric.D.Levin@hud.gov)>; Matias, Juana B <[Juana.B.Matias@hud.gov](mailto:Juana.B.Matias@hud.gov)>  
**Subject:** Branford Manor EPA Input

**External Email from Crisafulli, Joe <[joe.crisafulli@hud.gov](mailto:joe.crisafulli@hud.gov)>. Do not click on links, open attachments, or reply before confirming this is a valid email.**

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Hello. As discussed previously, we met with EPA technical staff via Teams with the intention of obtaining their input relative to the proposed remediation and testing plan being implemented by HETI. We also sought their input on acceptable methods of testing for mold. The EPA staff confirmed that no national standards have been promulgated for indoor air quality as relates to mold. EPA staff recommended using the attached "[Mold Remediation in Schools and Commercial Buildings](#)" checklist, [\[epa.gov\]](http://www.epa.gov) as well as the other mold remediation resources located on their website at [www.epa.gov/mold](http://www.epa.gov/mold) [\[epa.gov\]](http://www.epa.gov). This checklist does not include a recommendation for air quality testing. As described in the EPA website, since there are no regulatory standards for mold, "although testing can be done, it may be of limited use in helping to understand the problem. Mold assessment is mainly done through visual inspection of areas where there have been moisture problems or water damage." EPA staff further advised that eliminating moisture from the units should be the primary focus, and testing focused on measuring relative humidity and moisture may be useful.

We will be in touch and will continue to work with the owners' and tenants' representatives to ensure that the units are brought into compliance with HUD's physical condition standards and made free of health and safety hazards.

Given the above input from EPA, we would also suggest that the owners' and tenants' representatives confer directly regarding the proposed remediation plan in order to reach agreement on what constitutes an acceptably remediated unit, which may involve assessments other than air quality testing such as observable conditions, humidity levels, odor, etc.



**Joe Crisafulli**  
**Asset Management Division Director**  
**Boston, MA 02222-1092**

[Joe.Crisafulli@HUD.GOV](mailto:Joe.Crisafulli@HUD.GOV)  
617-994-8582

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